

|        |         |
|--------|---------|
| FEE \$ | 10.00   |
| TCP \$ | 1500.00 |
| SIF \$ | 292.00  |

# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)  
**Community Development Department**

②

Building Address 3017 Autumn Glen No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-163-90-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1358  
 Subdivision Autumn Glen Sq. Ft. of Lot / Parcel 5076  
 Filing 1 Block 4 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Darren Davidson  
 Address 2785 D Rd  
 City / State / Zip Grand Jct Co 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Steve Voytilla  
 Address 2785 D Rd  
 City / State / Zip Grand Jct Co 81501  
 Telephone 743-3355 / 234-2000

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: New Home

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF             |  |
|--|--|
| ZONE <u>RMF-8</u>  | Maximum coverage of lot by structures <u>70%</u>   |
| SETBACKS: Front <u>20'</u> from property line (PL)                                 | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Side <u>5'</u> from PL Rear <u>10'</u> from PL                                     | Parking Requirement <u>2</u>   |
| Maximum Height of Structure(s) <u>35'</u>  | Special Conditions <u>Engineered foundation reqd.</u>  |
| Voting District <u>E</u> Driveway Location Approval <u>W</u> (Engineer's Initials) | <u>Basements not permitted 1/2 basements only</u>  |
|  | <u>By geotech. engineer's recommendation</u>   |

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Steve Voytilla Date 7-18-05  
 Department Approval NA Clay Hall Date 8/19/05

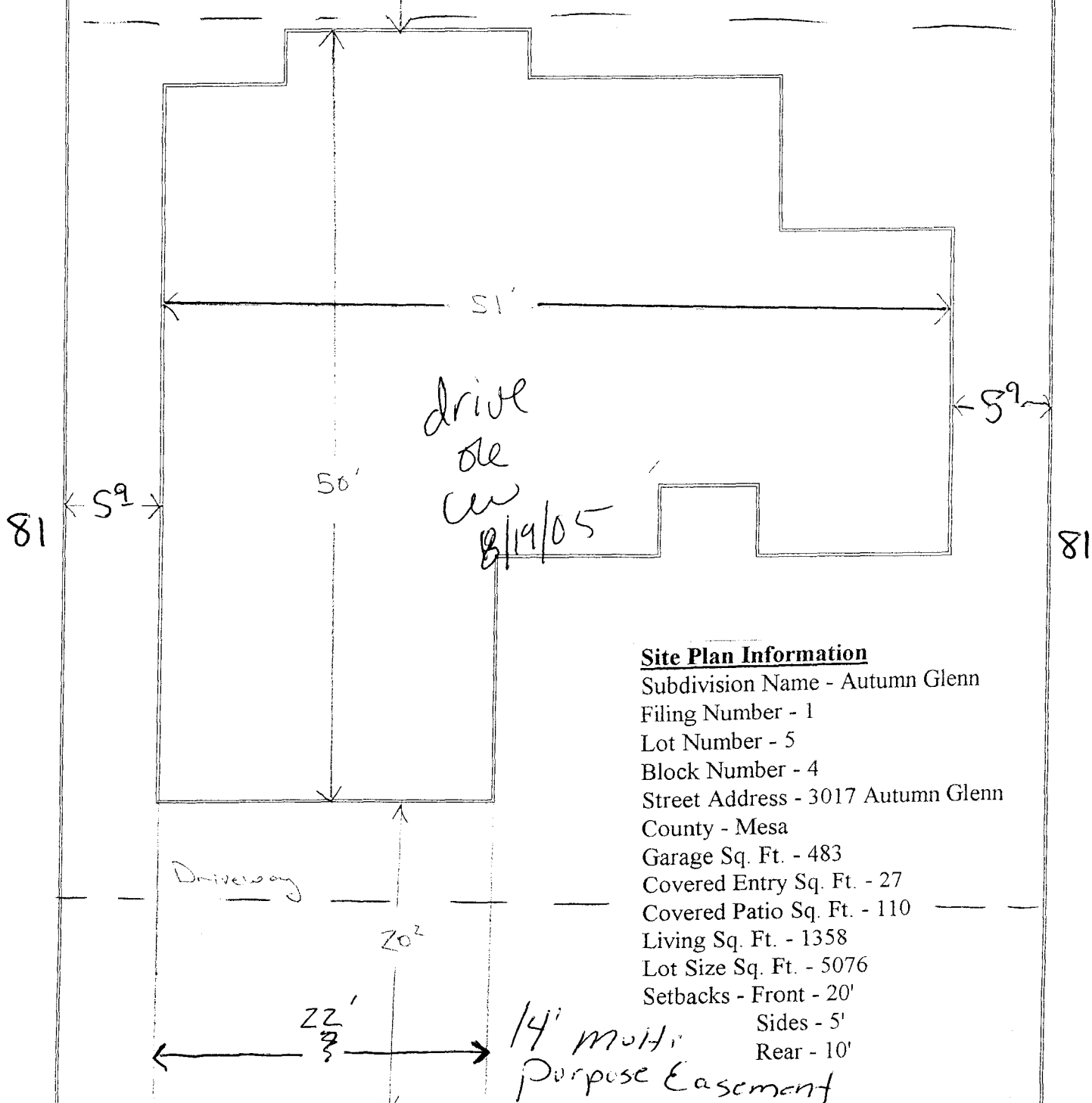
|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>18343</u> |
| Utility Accounting <u>O Deubolt</u>                    | Date <u>8/19/05</u>                     |                             |                      |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Aspen

62'

10' 10' Drainage Esmnt



drive  
de  
w  
8/19/05

**Site Plan Information**

Subdivision Name - Autumn Glenn  
 Filing Number - 1  
 Lot Number - 5  
 Block Number - 4  
 Street Address - 3017 Autumn Glenn  
 County - Mesa  
 Garage Sq. Ft. - 483  
 Covered Entry Sq. Ft. - 27  
 Covered Patio Sq. Ft. - 110  
 Living Sq. Ft. - 1358  
 Lot Size Sq. Ft. - 5076  
 Setbacks - Front - 20'  
 Sides - 5'  
 Rear - 10'

Driveway

14' multi  
purpose Easement

ACCEPTED *Chay Hall*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

# Autumn Glenn

62'