

FEE \$	70.00
TCP \$	1,500.00
SIF \$	292.00

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

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

Building Address 3018 Autumn Glen No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-163-91-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1790  
 Subdivision Autumn Glen Sq. Ft. of Lot / Parcel 5141  
 Filing \_\_\_\_\_ Block 5 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Darre Davidson  
 Address 2785 D. Rd  
 City / State / Zip CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Steve Voytelle  
 Address 2785 D. Rd  
 City / State / Zip CO 81501  
 Telephone 234-2000

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: New Construction

**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 RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions Engineered foundation required  
 Voting District E Driveway Location Approval U basements not permitted, 1/2 basements only by geotechnical engineers recommendation  
 (Engineer's Initials)

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 Voytelle Date 5-5-05  
 Department Approval NA Gayleen Henderson Date 5-17-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18097</u>
Utility Accounting <u>2</u>	Date <u>5/17/05</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)

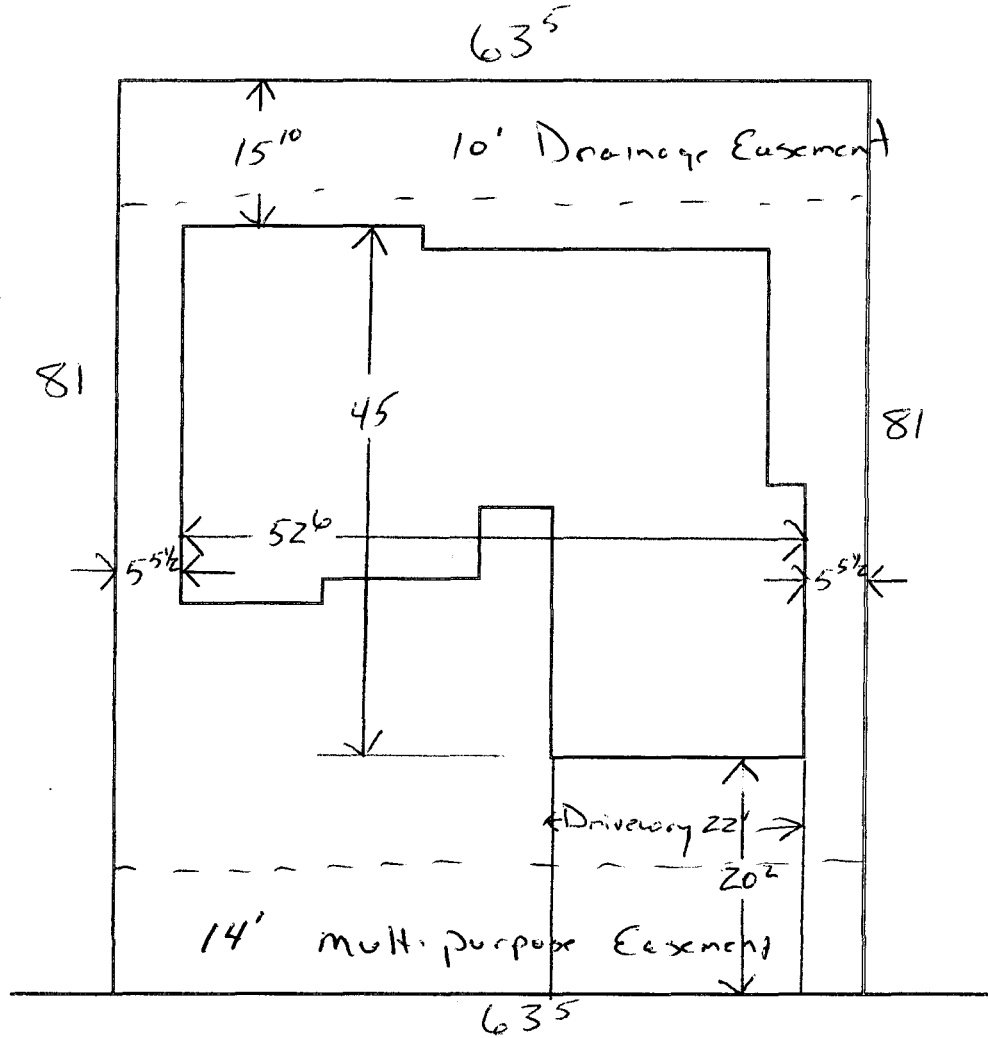
5-17-05

*Darleen Henderson*

# Site Plan

3018 Autumn Glenn  
Lot 10 BIK 5

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY EASEMENTS AND PROPERTY RECORDS.



## Autumn Glenn

### Site Plan Information

- Subdivision Name - Autumn Glenn
- Filing Number - 1
- Lot Number - 10
- Block Number - 5
- Street Address - 3018 Autumn Glenn
- County - Mesa
- Garage Sq. Ft. - 445
- Covered Entry Sq. Ft. - 36
- Covered Patio Sq. Ft. - 0
- Living Sq. Ft. - 1299
- Lot Size Sq. Ft. - 5141
- Setbacks - Front - 20'
- Sides - 5'
- Rear - 10'

*drive ok  
un  
5/5/03 -*