

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

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

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

Building Address 3019 Autumn Glenn No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-163-90-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1591  
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5074  
 Filing \_\_\_\_\_ Block 4 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2632  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Autumn Glenn LLC  
 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 Darren Davidson  
 Address 2785 D rd.  
 City / State / Zip Grand Jct. CO. 81501  
 Telephone 293-3355

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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 <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u> <i>required</i>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundations</u> <del>required</del>		
Voting District <u>E</u> Driveway Location Approval <u>See Attached</u> (Engineer's Initials)	<u>Basements not permitted. 1/2 basements only by geotech. Engineers room.</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).

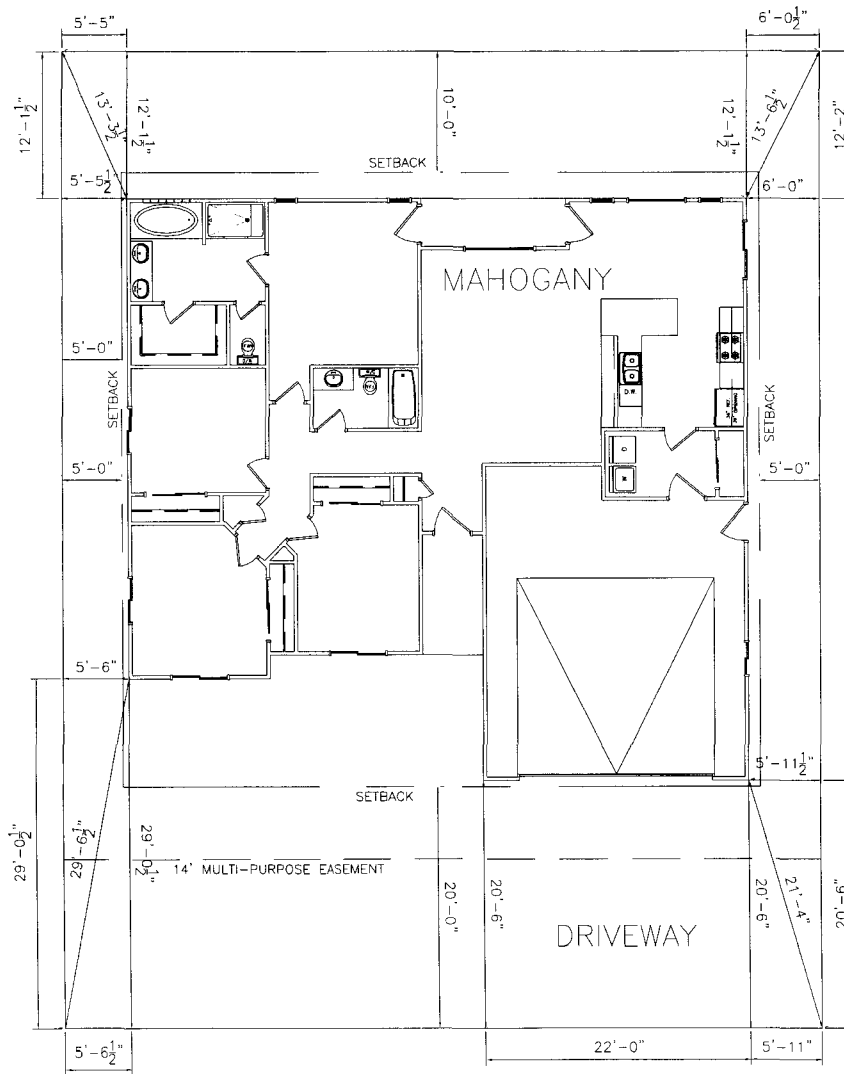
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2-23-05  
 Department Approval [Signature] Date 2-24-05

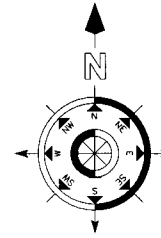
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17943</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/24/05</u>

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)

ACCEPTED SLC 2/24/05  
 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.



AUTEMN GLEN



*drive on W 7/24/05*

NOTE:  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

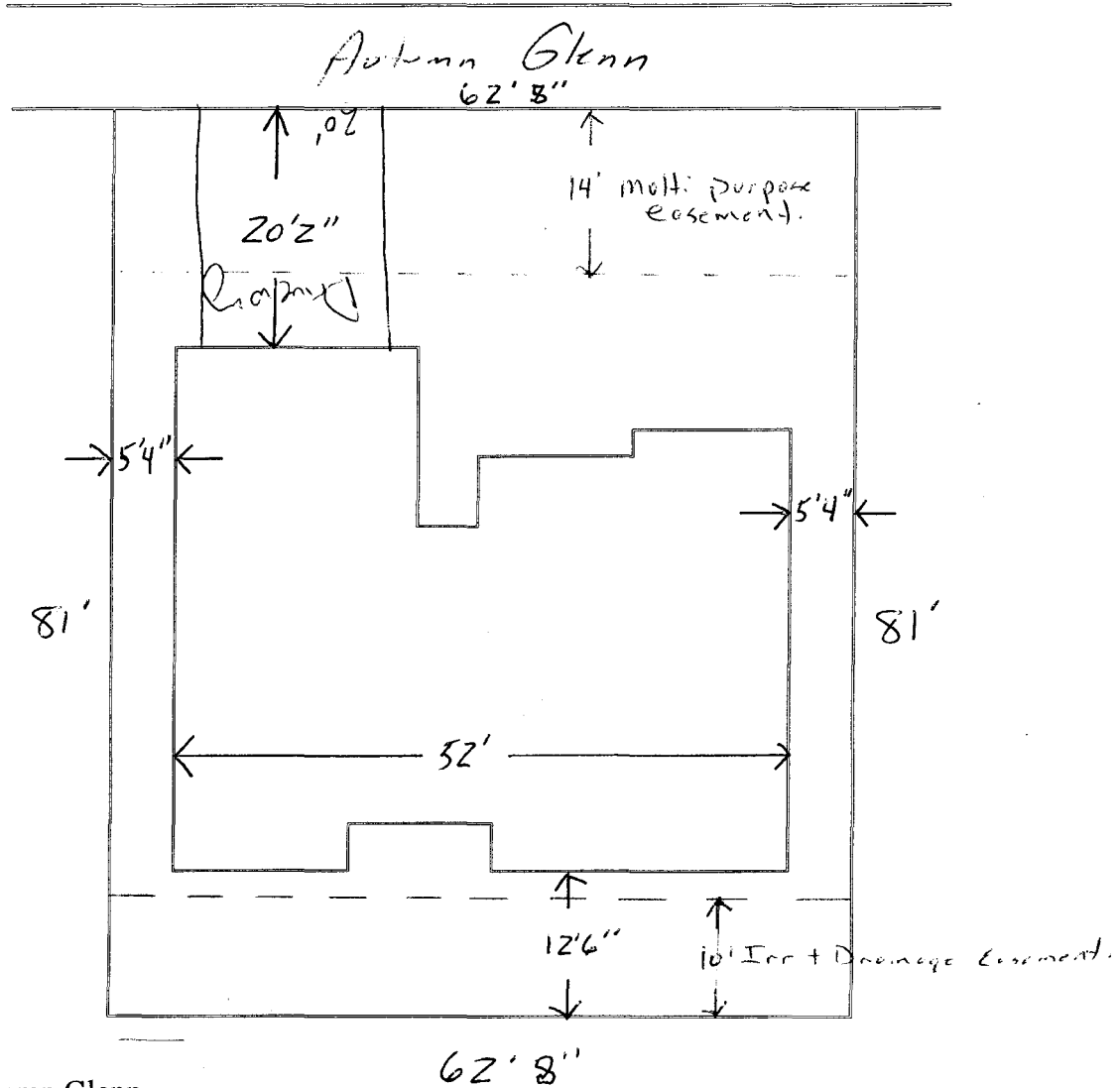
NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

*5,150*

SITE PLAN INFORMATION	
SUBDIVISION NAME	AUTUMN GLENN
FILING NUMBER	1
LOT NUMBER	<del>15</del> 4
BLOCK NUMBER	<del>5</del> 4
STREET ADDRESS	? AUTUMN GLEN
COUNTY	MESA
GARAGE SQ. FT.	542 SF
COVERED ENTRY SQ. FT.	50 SF
COVERED PATIO SQ. FT.	48 SF
LIVING SQ. FT.	1592 SF
LOT SIZE	5,150 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

SCALE: 1/16" = 1'-0"

Revised Site plan  
 3019 Autumn Glenn  
 Lot 4 BIK 4  
 Autumn Glenn Subdivision



**Site Plan Information**

Subdivision Name - Autumn Glenn  
 Filing Number - 1  
 Lot Number - 4  
 Block Number - 4  
 Street Address - 3019 Autumn Glenn  
 County - Mesa  
 Garage Sq. Ft. - 542  
 Covered Entry Sq. Ft. - 50  
 Covered Patio Sq. Ft. - 48  
 Living Sq. Ft. - 1592  
 Lot Size Sq. Ft. - 5074.6  
 Setbacks - Front - 20'  
               Sides - 5'  
               Rear - 10'

62' 8"

3-305 *Gaylen Henderson*  
 ACCEPTED  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPT. OF THE COUNTY OF MESA. THE APPLICANT IS RESPONSIBLE FOR CORRECTLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.