

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 3011 1/2 Autumn Glenn No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-163-90-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2047  
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5074  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

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

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Steve Vaytilla  
 Address 2785 D Rd  
 City / State / Zip CO Co 81501  
 Telephone 243-3355

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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>Eng foundations reqd.</u>
Voting District <u>"E"</u> Driveway Location Approval <u>[Signature]</u>	<u>Basements not permitted, 1/2 basement</u>
(Engineer's Initials) <u>only by geotechnical 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).

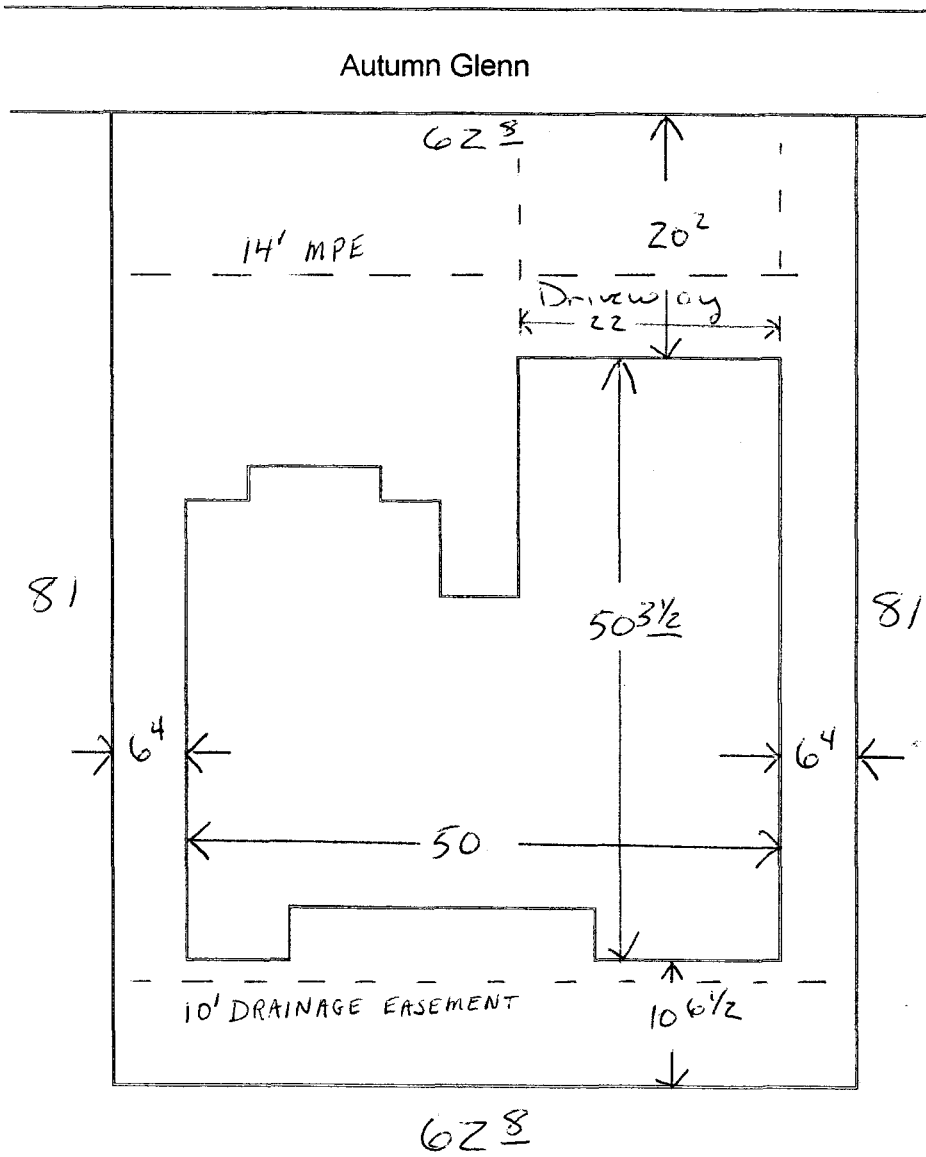
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5-26-05  
 Department Approval [Signature] Date 5-26-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>18/28</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/26/05</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)

Site Plan  
 3011 1/2 Autumn Glenn  
 Lot 9 Block 4



5/20/05  
 Accepted *[Signature]*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Drive  
 on  
 5/25/05

- Site Plan Information**
- Subdivision Name - Autumn Glenn
  - Filing Number - 1
  - Lot Number - 9
  - Block Number - 4
  - Street Address - 3011 1/2 Autumn Glenn
  - County - Mesa
  - Garage Sq. Ft. - 512
  - Covered Entry Sq. Ft. - 52
  - Covered Patio Sq. Ft. - 109
  - Living Sq. Ft. - 1536
  - Lot Size Sq. Ft. - 5076
  - Setbacks - Front - 20'
  - Sides - 5'
  - Rear - 10'