

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 3013 1/2 Autumn Glenn
Parcel No. 2943-103-90-007
Subdivision Autumn Glenn
Filing 1 Block 4 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1591
Sq. Ft. of Lot / Parcel 5076 -
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) ~~2732~~ 2674
Height of Proposed Structure 14 -

OWNER INFORMATION:

Name Precision Const.
Address 2785 D. ROAD
City / State / Zip G.T. Colo 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
Address SAME
City / State / Zip _____
Telephone 970-243-3355

*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.

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 Foundations Required
Voting District E Driveway Location Approval U
(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 Mick Orlov Date 9-26-05
Department Approval JM Gayle Henderson Date 9-13-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18392
Utility Accounting OMale Date 9/13/05

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

Precision Construction
3013 1/2 Autumn Glenn
Grand Junction, Colorado
Mesa County

9-13-05
ACCEPTED *Gayleen Henderson*
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.

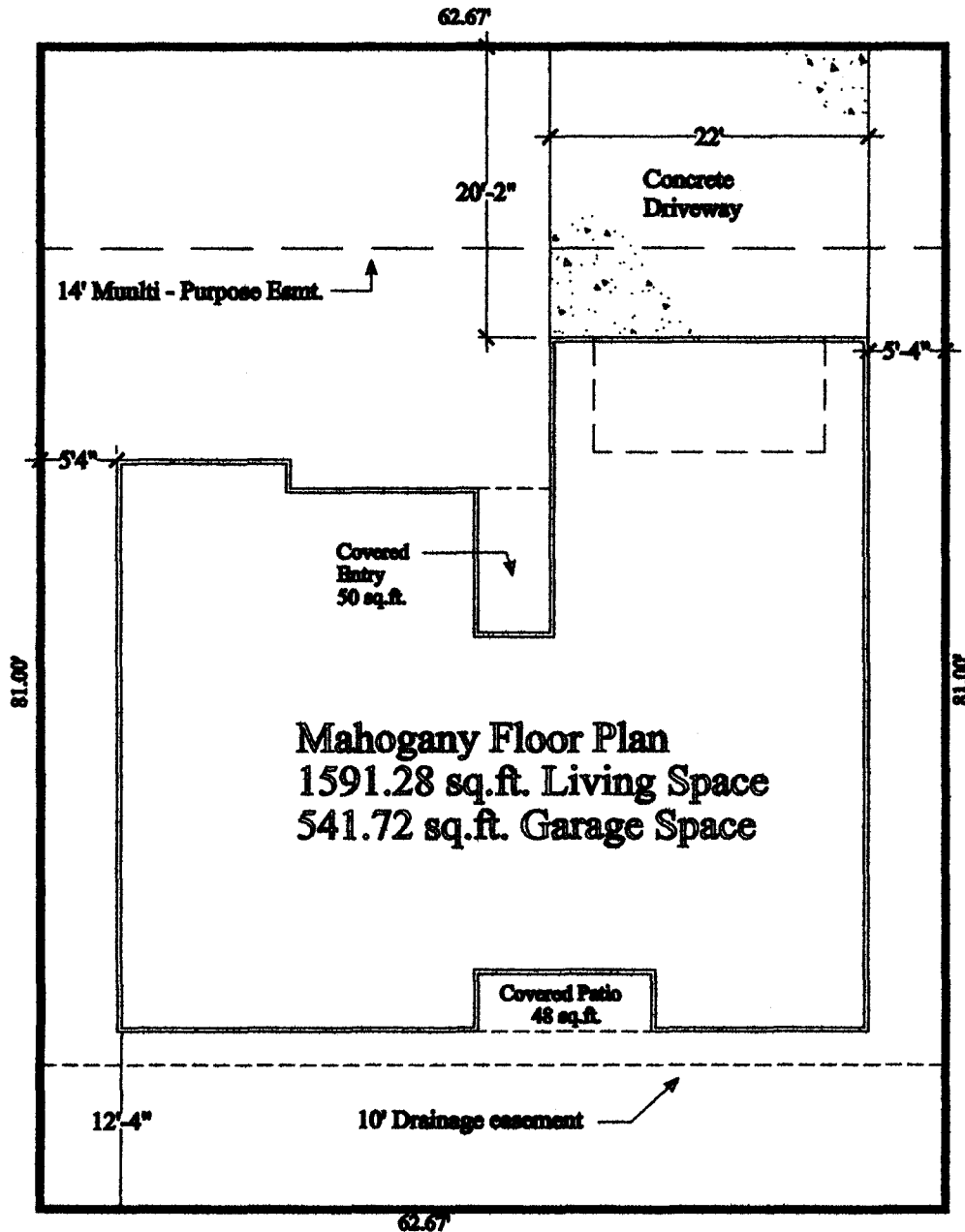


Autumn Glenn Subdivision

Lot 7 Block 4 Filing 1 5076.3 sq.ft. 0.12 Acres

RMF - 8		
Minimum Setbacks (Principal/Accessory Building)		
Front	Side	Rear
20/25	5/3	10/5

Autumn Glenn Drive



*drive
ok
u
8/30/05*