

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 3019 1/2 Autumn Glen No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 7943-165-90-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1536
 Subdivision Autumn Glen Sq. Ft. of Lot / Parcel 4965
 Filing 1 Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Autumn Glen 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 Steve Vay-Jillo
 Address 2785 D. Rd
 City / State / Zip Grand Jct Co 81501
 Telephone 734-7000

***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 <u>X</u> NO _____		
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 required</u>		
Voting District <u>E</u>	Driveway Location Approval <u>TRAD</u> (Engineer's Initials)	<u>Basements not permitted - 1/2 basements only by geotech engineers recomd.</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 11-29-05
 Department Approval NA Gayleen Henderson Date 12-28-05

Additional water and/or sewer tap fee(s) are required: YES <u>0</u> NO _____	W/O No. <u>18704</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/28/05</u>

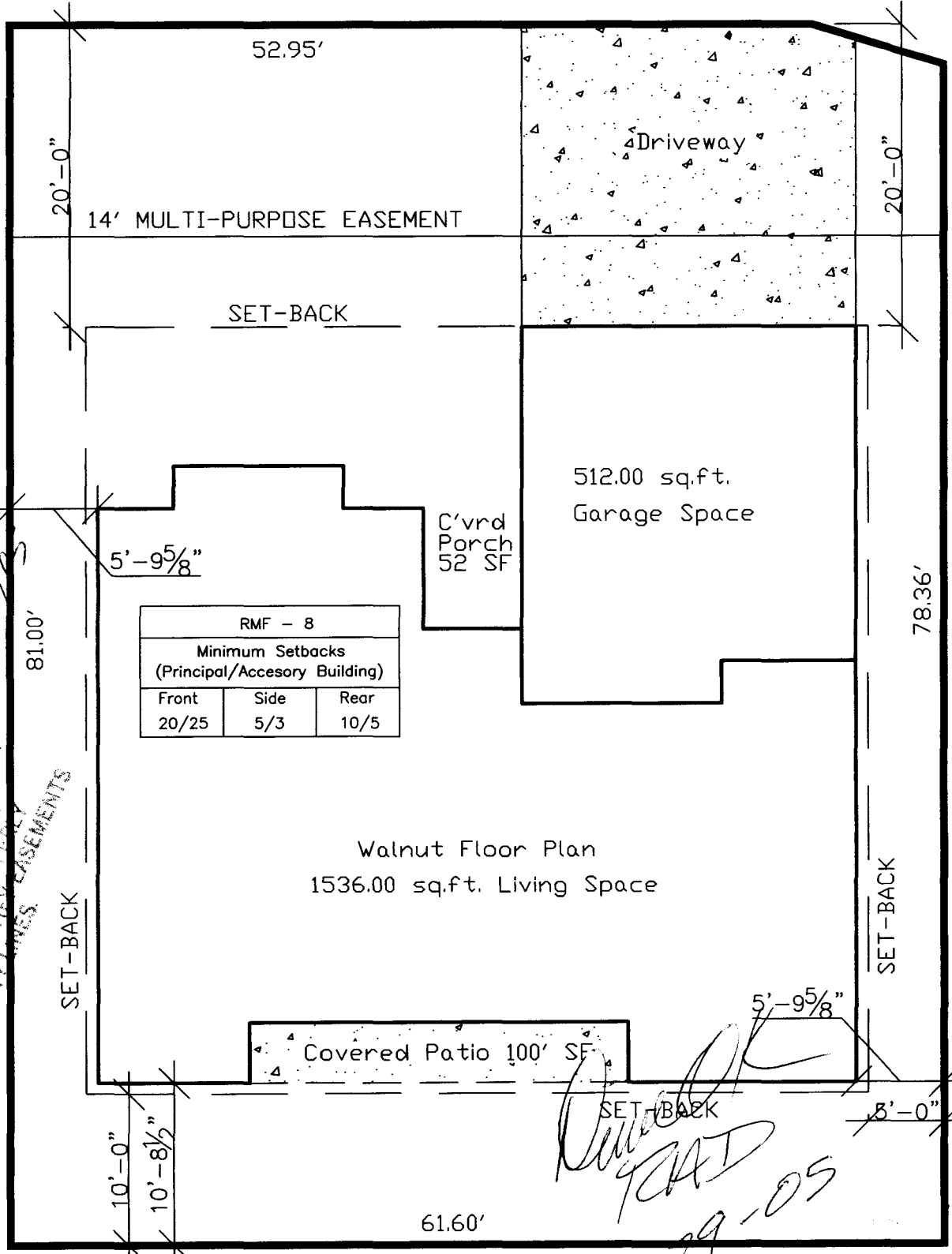
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE PLAN

Precision Construction
 Autumn Glenn Subdivision
 3019 1/2 Autumn Glenn Grand Junction, Colorado
 Mesa County
 Tax Schedule #2943-163-90-003 Lot 3 Block 4



SCALE: 1" = 10'



3019 1/2 Autumn Glenn
 Mesa County, CO
 12/28/05
 SETBACKS MUST BE
 IDENTIFIED BY DIMENSIONS
 AND PROPERTY LINES.

[Signature]
 11-29-05