

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 426 Colorado Dr

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-163-90-016

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1310

Subdivision Autumn Glen

Sq. Ft. of Lot / Parcel 4672

Filing 1 Block 4 Lot 16

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Autumn Glen LLC

Height of Proposed Structure 18'

Address 2785 D Rd

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip CO 81501

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

APPLICANT INFORMATION:

Name Steve Voytilla

*TYPE OF HOME PROPOSED:

Address 2785 D Rd

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip CO 81501

NOTES: New Home

Telephone 234-2000

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 NO

Side 5' from PL Rear 10' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions Engineered Foundation Req'd

Voting District E Driveway Location Approval UV
(Engineer's Initials)

Basements not permitted, 2 basements

only by geotechnical eng's recommendation

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 11-8-05

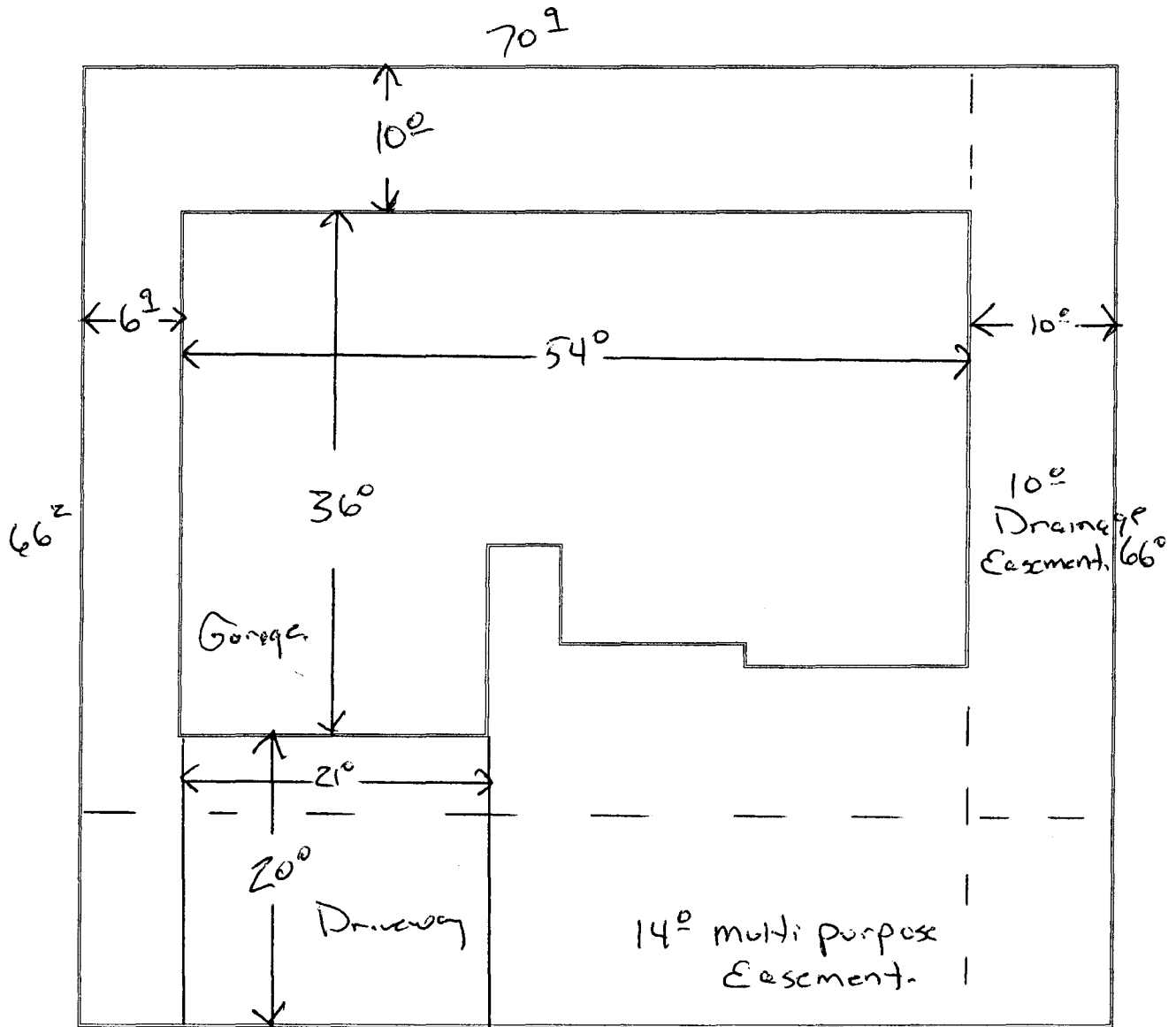
Department Approval [Signature]

Date 11-17-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18568

Utility Accounting [Signature] Date 11/17/05

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)



Colorow Dr. drive on

70'

11/10/05

ACCEPTED *Misha Chagn* 11-17-05
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Site Plan Information

Subdivision Name - Autumn Glenn
 Filing Number - 1
 Lot Number - 16
 Block Number - 4
 Street Address - 426 Colorow Dr.
 County - Mesa
 Garage Sq. Ft. - 418
 Covered Entry Sq. Ft. - 35
 Covered Patio Sq. Ft. - 0
 Living Sq. Ft. - 1310
 Lot Size Sq. Ft. - 4672
 Setbacks - Front - 20'
 Sides - 5'
 Rear - 10'