

FEES \$ 10.00
 TCP \$ ~~272~~ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 3008 Oakwood
 Parcel No. 2943-163-88-005
 Subdivision Autumn Glenn
 Filing 1 Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1591
 Sq. Ft. of Lot / Parcel 5276
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18'

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 Steve Voytilla
 Address 2785 D Rd
 City / State / Zip GJ CO 81501
 Telephone 234-2000

***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 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
 Voting District E Driveway Location Approval RAD Req'd. Basements not permitted 1/2 basements
 (Engineer's Initials) only by geotechnical engineer's recommendations

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).

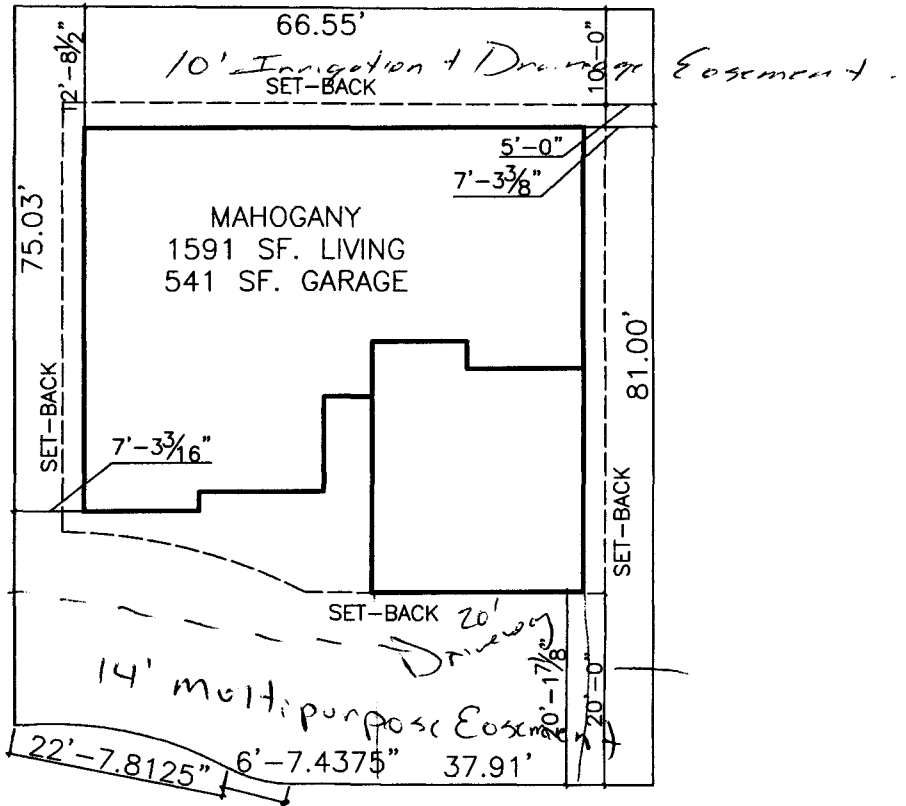
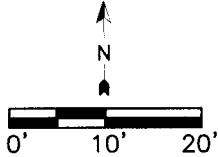
Applicant Signature [Signature] Date 11-17-05
 Department Approval [Signature] Date 12-7-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting Marshall Cole Date 12/7/05

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
 Autumn Glenn Subdivision
 Lot 5 Block 2
 3008 Oakwood Drive
 Grand Junction, Colorado
 Mesa County



OAKWOOD DRIVE

Bit 12-7-05

ACCEPTED *Kathy Valdez*
 ANY CHANGES TO SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

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

*Drive OK
 RATED
 11-18-05*

COVERED ENTRY = 50 SQ. FT.
 COVERED PATIO = 36 SQ. FT.