

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 3010 Oakwood Dr
 Parcel No. 2943-163-88-007
 Subdivision Autumn Glenn
 Filing 1 Block 2 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 5427
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name Autumn Glenn LLC
 Address 2785 D Rd
 City / State / Zip Grand Jct, Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Steve Vaytillc
 Address 2785 D. Rd
 City / State / Zip Grand Jct, 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 <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 foundations required, Basements not permitted 1/2</u>
Voting District <u>E</u> Driveway Location Approval <u>RAJ</u> (Engineer's Initials)	<u>basements only by geotech. Eng record</u>

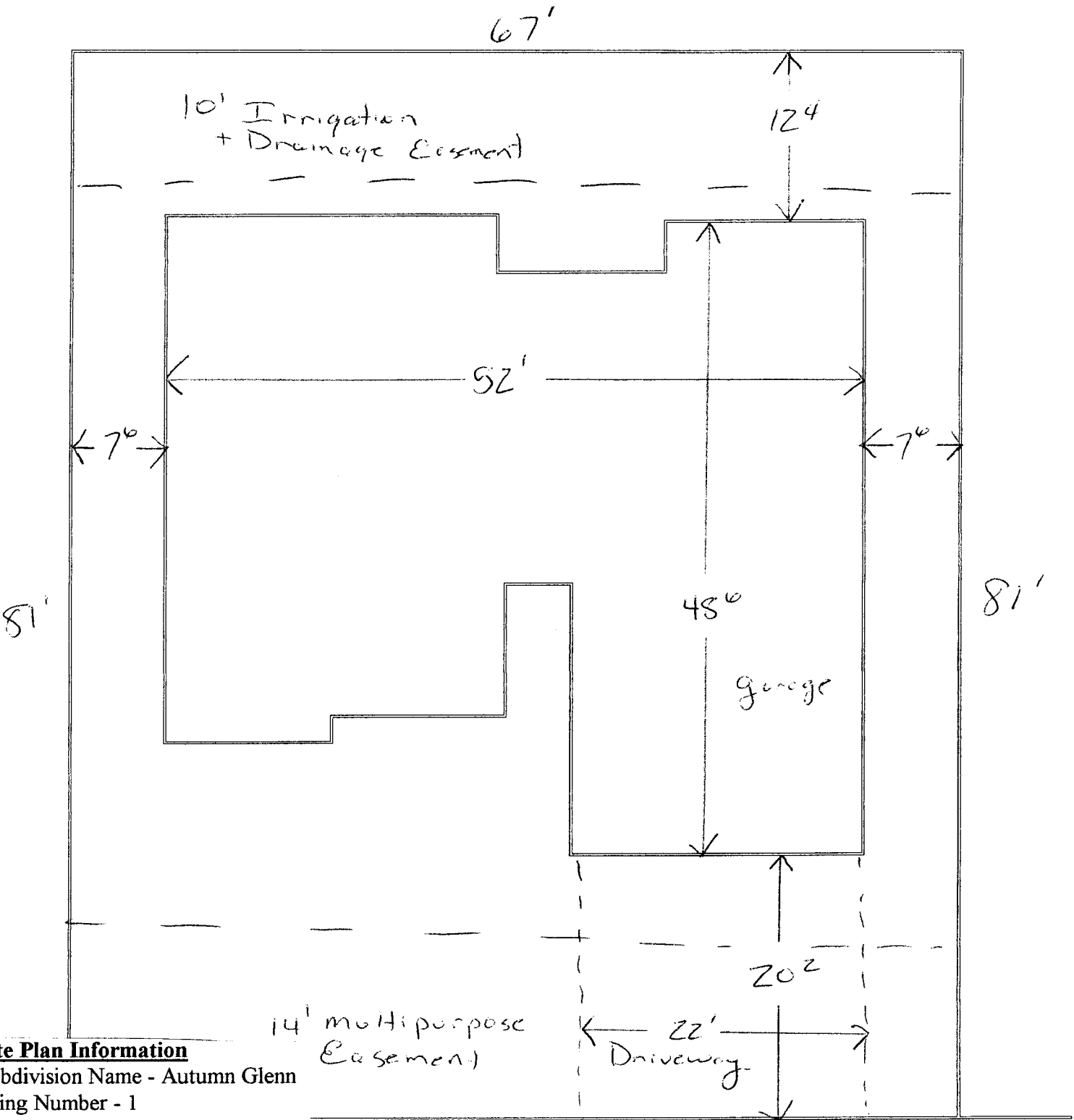
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 10-27-05
 Department Approval NA Baylen Henderson Date 11-2-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18532</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/2/05</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 Information

- Subdivision Name - Autumn Glenn
- Filing Number - 1
- Lot Number - 7
- Block Number - 2
- Street Address - 3010 Oakwood Dr.
- County - Mesa
- Garage Sq. Ft. - 541
- Covered Entry Sq. Ft. - 50
- Covered Patio Sq. Ft. - 48
- Living Sq. Ft. - 1591
- Lot Size Sq. Ft. - 5427
- Setbacks - Front - 20'
- Sides - 5'
- Rear - 10'

11-2-05
 ACCEPTED NA *Gayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Oakwood Dr.

David O'RAD
 10-31-05