

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 3011 ~~Adena Ave~~ Oakwood Dr. CPH No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-163-91-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1591  
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5151  
 Filing \_\_\_\_\_ Block 5 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Darren Davidson  
 Address 2785 D. Rd  
 City / State / Zip CO 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 CO CO 81501  
 Telephone 234-7000

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: New Const.

**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 Eng foundation req'd  
 Voting District "E" Driveway Location Approval VM Basements not permitted. 2 basements  
 (Engineer's Initials) only by geotechnical engineer'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 6-17-05  
 Department Approval [Signature] Date 7/13/05

Additional water and/or sewer tap fee(s) are required:  YES  NO  W/O No. 8244  
 Utility Accounting [Signature] Date 7/13/05

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)

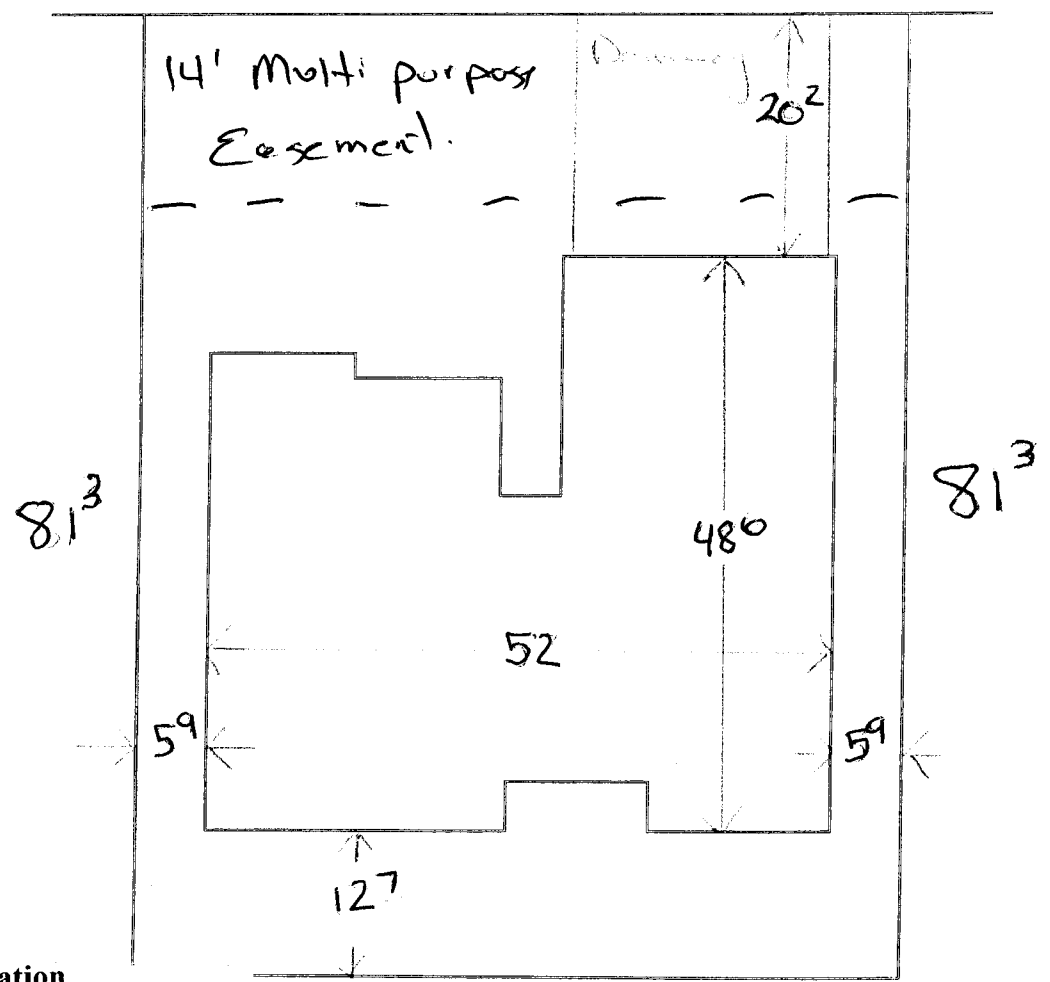
ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*U/Kh/Anna 7/13/05* Site Plan

3011 Oakwood Drive.

636

Autumn Glenn



636

**Site Plan Information**

- Subdivision Name - Autumn Glenn
- Filing Number - 1
- Lot Number - 3
- Block Number - 5
- Street Address - 3011 Autumn Glenn
- County - Mesa
- Garage Sq. Ft. - 542
- Covered Entry Sq. Ft. - 50
- Covered Patio Sq. Ft. - 48
- Living Sq. Ft. - 1591
- Lot Size Sq. Ft. - 5151
- Setbacks - Front - 20'
- Sides - 5'
- Rear - 10'

*drive  
 on  
 lot  
 6/17/05*