

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 3012 OAKWOOD Dr.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-163-88-008

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1829

Subdivision Autumn Glenn Sub

Sq. Ft. of Lot / Parcel 5427.00

Filing 1 Block 2 Lot 8

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2871

Height of Proposed Structure 14'

OWNER INFORMATION:

Name Precision Const.

DESCRIPTION OF WORK & INTENDED USE:

Address 2785 D. ROAD

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

City / State / Zip G.J. Colo

APPLICANT INFORMATION:

Name _____

- *TYPE OF HOME PROPOSED:
- Site Built Manufactured Home (UBC)
 - Manufactured Home (HUD)
 - Other (please specify): _____

Address _____

City / State / Zip _____

NOTES: _____

Telephone 970-243-3355

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 Foundations Req'd

Voting District E Driveway Location Approval _____

Basements not permitted. 1/2 basements only

(Engineer's Initials) 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 Mick Orlov Date Oct-5-05

Department Approval PH [Signature] Date 11-7-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18542

Utility Accounting [Signature] Date 11-7-05

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)

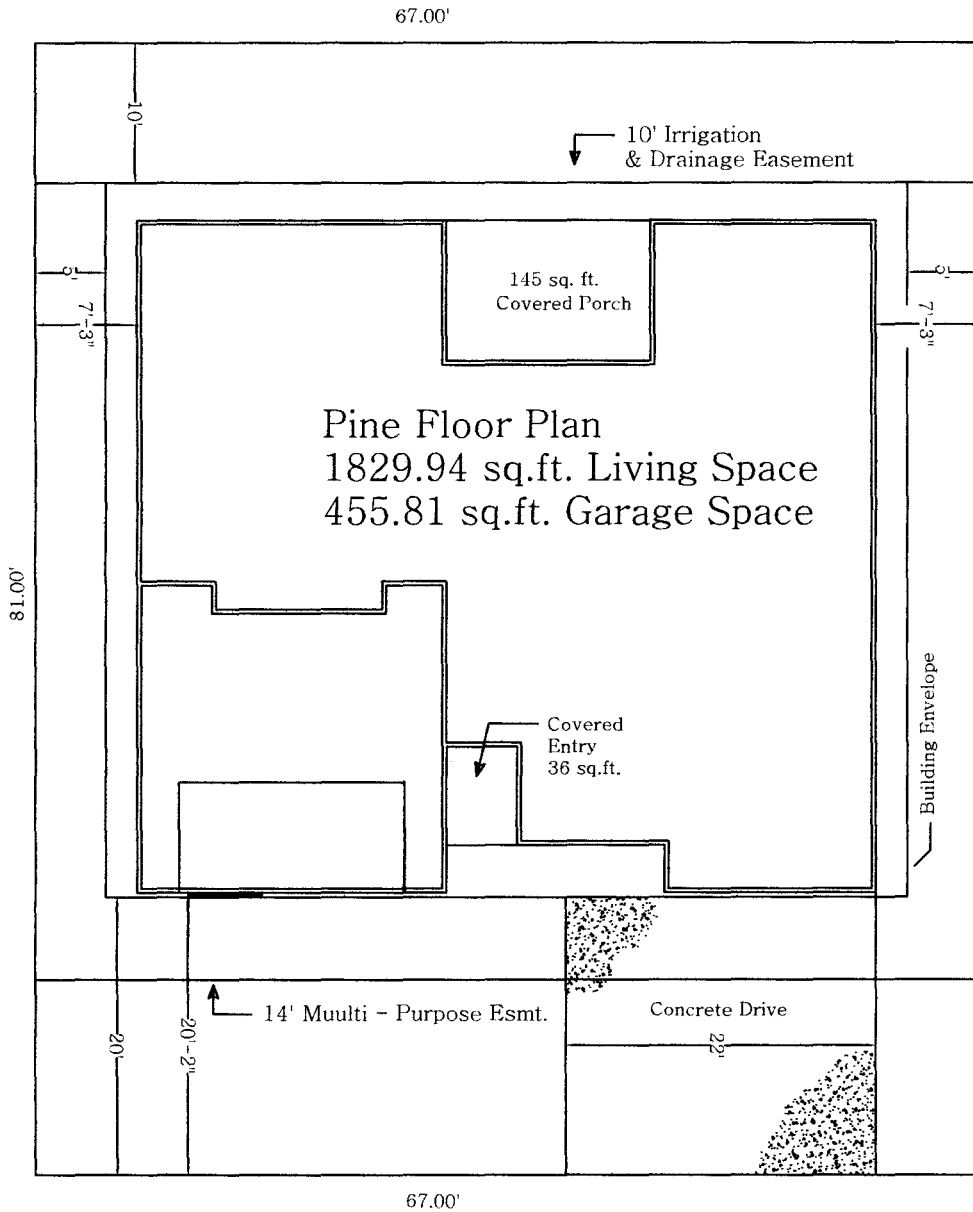
Site Plan

Precision Construction
3012 Oakwood Drive
Grand Junction, Colorado
Mesa County

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



Autumn Glenn Subdivision
Lot 8 Block 2 Filing 1 5427.0 sq.ft. 0.12 Acres



Done OK
Rick Davis
10-11-05

OAKWOOD DRIVE

ACCEPTED *Alida Arago 11/7/05*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND MARK EASEMENTS AND PROPERTY LINES.