

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 3017 OAKWOOD DR No. of Existing Bldgs 0 No. of Proposed 1  
 Parcel No. 2943-163-91-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1536  
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5151  
 Filing 1 Block 5 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2648  
 Height of Proposed Structure 14'

**OWNER INFORMATION:**

Name Precision Const.  
 Address 2785 D RD  
 City / State / Zip G. J. Co 8503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address SAME  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-243-3355

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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, 1/2 basements only by geotech eng required.</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)		

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 8-29-05  
 Department Approval NA Gayleen Henderson Date 9-27-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18439</u>
Utility Accounting <u>CM Cole</u>	Date <u>9/27/05</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

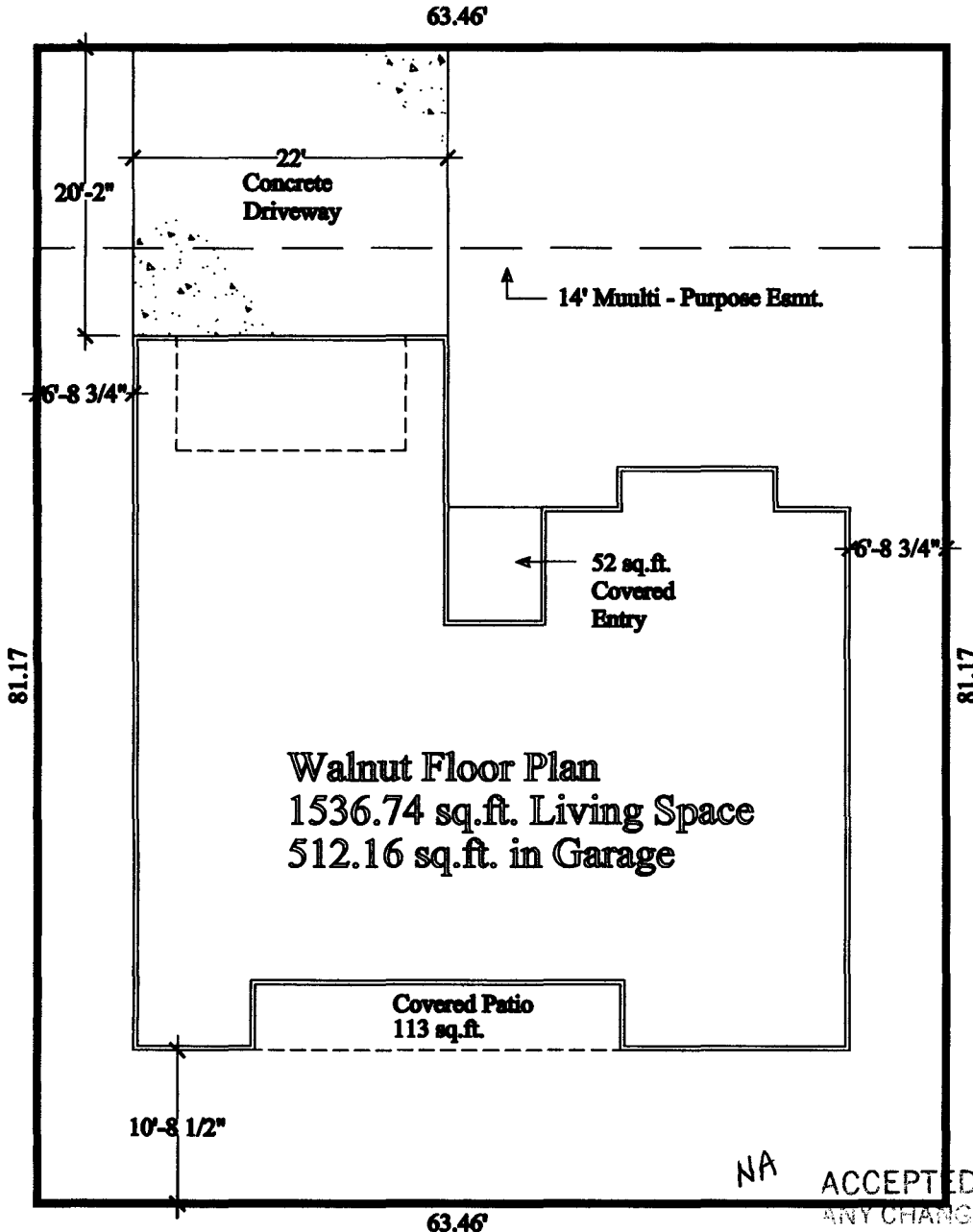
Precision Construction  
 3017 Oakwood Drive  
 Grand Junction, Colorado  
 Mesa County

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



## Autumn Glenn Subdivision

Lot 6 Block 5 Filing 1 5151.4 sq.ft. 0.12 Acres



*drive on w 8/30/03*

NA

*Gayleen Anderson*

**ACCEPTED**

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