

FEE \$ 10.00
 TCP \$ 2500.00
 SIF \$ 292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address ~~3008~~ 3019 OAKWOOD Dr.
 Parcel No. 2943-163-91-007
 Subdivision Autumn Glenn Sub.
 Filing 1 Block 5 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1829
 Sq. Ft. of Lot / Parcel 5153
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2671
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Precision Const.
 Address 2785 D. ROAD
 City / State / Zip G.J. Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Precision Const.
 Address 2785 D. ROAD
 City / State / Zip G.J. Colo 81503
 Telephone 970-243-3355

***TYPE OF HOME PROPOSED:**

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

NOTES:

OCT 13 2005
 TB

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 X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered foundations
 Voting District E Driveway Location Approval uu required, 1/2 basements only by geotech. eng. req.
 (Engineer's Initials)

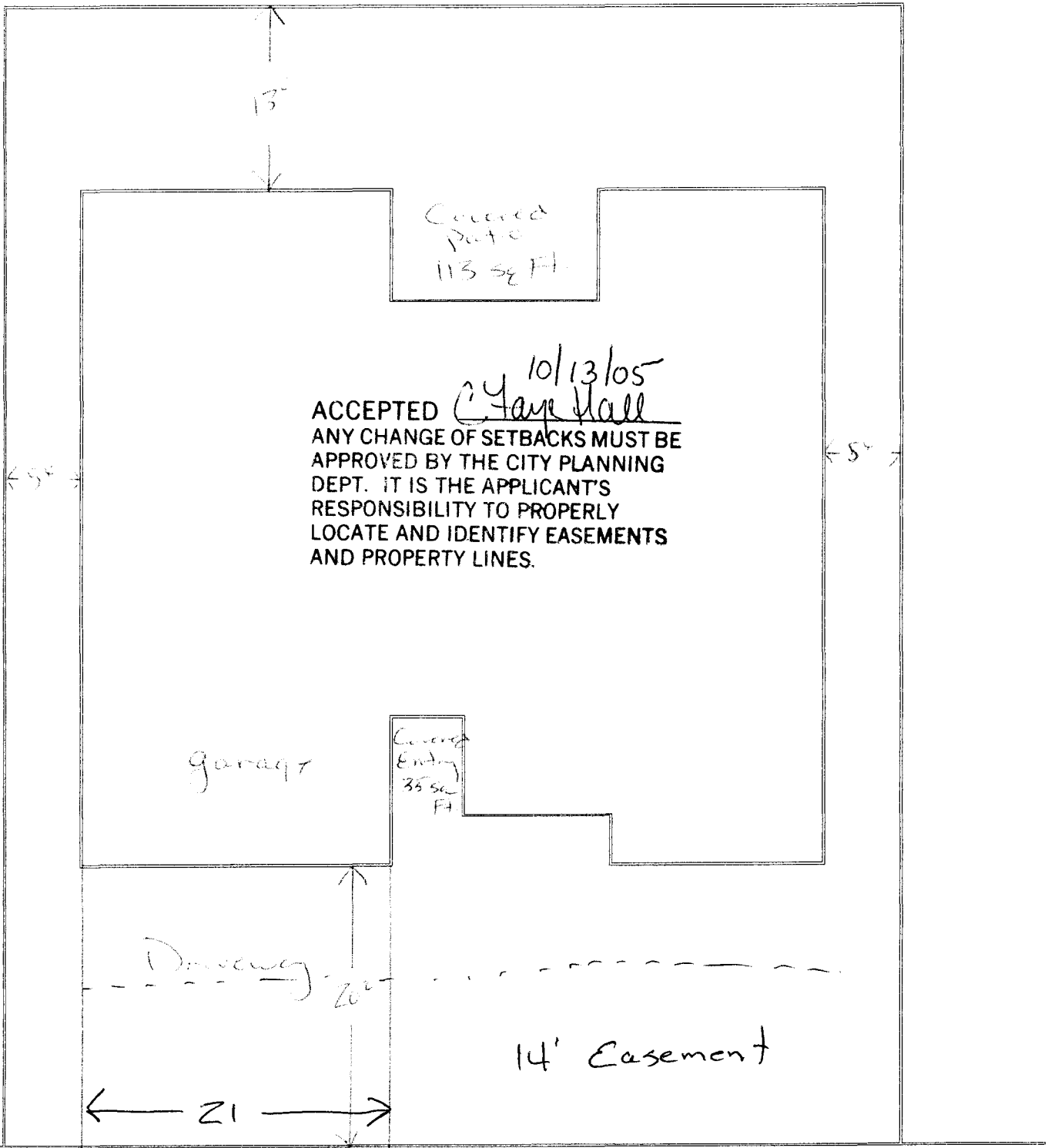
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Mick Wat Date 8-29-05
 Department Approval NA Gaylen Henderson Date 10/12/05

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 18483
 Utility Accounting Bensley Date 10/13/05

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 10/13/05
City of Yuma Hall
 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.

Covered
 patio
 113 sq Ft.

Covered
 Entry
 35 sq
 Ft.

garage

Driveway 20'

14' Easement

21'

drive
 ok
 W 8/30/05

Autumn Glenn

Site Plan Information

- Subdivision Name - Autumn Glenn
- Filing Number - 1
- Lot Number - 7
- Block Number - 5
- Street Address - 3019 Autumn Glenn
- County - Mesa
- Garage Sq. Ft. - 455
- Covered Entry Sq. Ft. - 35
- Covered Patio Sq. Ft. - 113
- Living Sq. Ft. - 1829
- Lot Size Sq. Ft. - 5153
- Setbacks - Front - 20'
- Sides - 5'
- Rear - 10'

~~Autumn Glenn~~
 Oakwood