

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 3008 1/2 Oakwood Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-163-88-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1829
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5276
 Filing 1 Block 2 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2397 Sq Ft
 Height of Proposed Structure 18

OWNER INFORMATION:

Name Autumn Glenn LLC
 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 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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 foundation req'd</u>		
Voting District <u>E</u>	Driveway Location Approval _____ (Engineer's Initials)	<u>Basements not permitted 1/2 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).

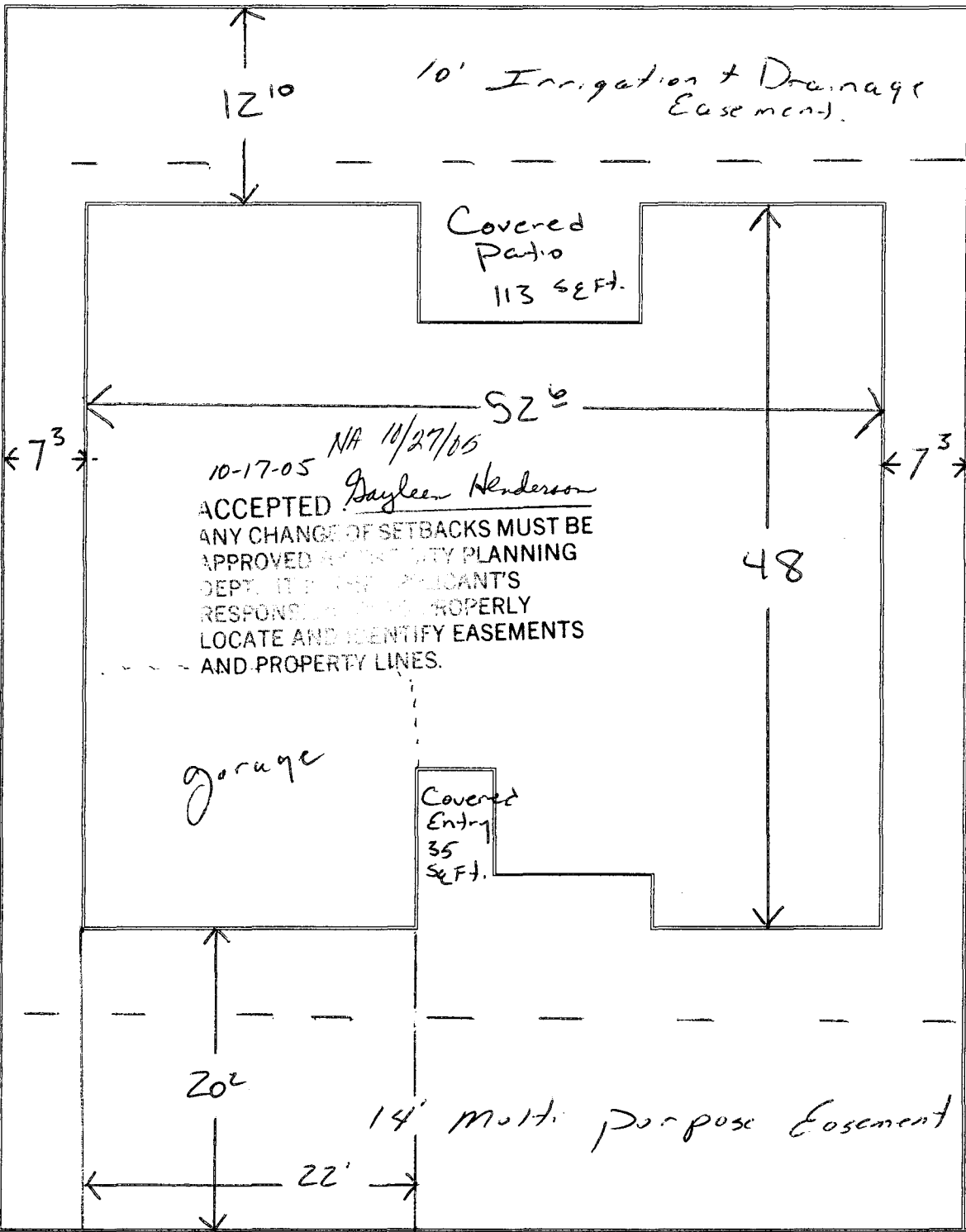
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-12-05
 Department Approval NA Gayleen Henderson Date 10-17-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>18510</u>
Utility Accounting <u>[Signature]</u> Date <u>10/27/05</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)

67'



Autumn Glenn

Site Plan Information
 Subdivision Name - Autumn Glenn
 Filing Number - 1
 Lot Number - 6
 Block Number - 2
 Street Address - 3008 1/2 Oakwood Dr.
 County - Mesa

Garage Sq. Ft. - 455
 Covered Entry Sq. Ft. - 35
 Covered Patio Sq. Ft. - 113
 Living Sq. Ft. - 1829
 Lot Size Sq. Ft. - 5276
 Setbacks - Front - 20'
 Sides - 5'
 Rear - 10'

Gayleen Henderson
10-13-05