

FEÉ \$	10.00
TCP \$	1539.00
SIF \$	4100.00

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

BLDG PERMIT NO. _____

Building Address 3009 Autumn Glen
 Parcel No. 2943-163-90-012
 Subdivision Autumn Glen
 Filing 1 Block 4 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1406
 Sq. Ft. of Lot / Parcel 4331
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Autumn Glen LLC
 Address 2785 D Rd.
 City / State / Zip Grand Jct Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Steve Vaytilla
 Address 2785 D Rd
 City / State / Zip Grand Jct 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 <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>36'</u>	Special Conditions <u>Engineered foundations required, Basements not permitted 1/2</u>		
Voting District <u>E</u> Driveway Location Approval <u>UV</u> <small>(Engineer's Initials)</small>	<u>basements only by gotech 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).

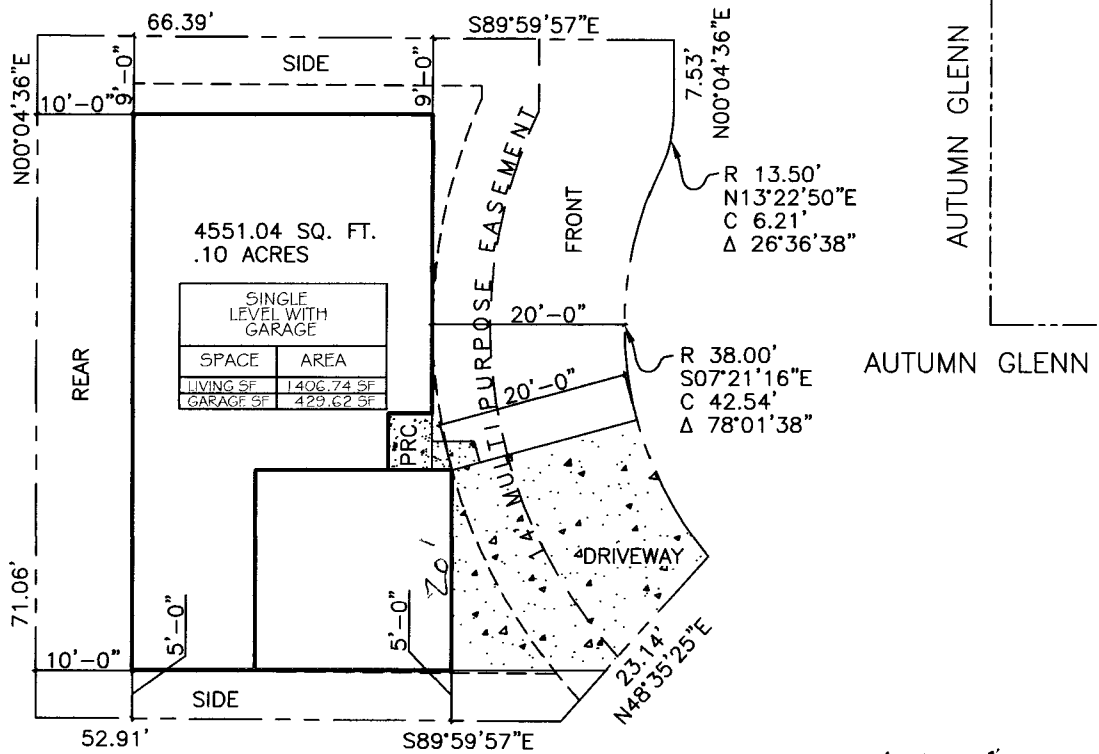
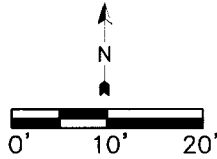
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1-25-06
 Department Approval NA Baylen Henderson Date 1-31-06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18804</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/31/06</u>

SITE PLAN

PRECISION CONSTRUCTION
 AUTUMN GLENN SUBDIVISION
 3009 AUTUMN GLENN
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-163-90-012 LOT 12 BLOCK 4



1-31-06
 ACCEPTED *NA Baylen Hedges*
 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.

SITE PLAN

SCALE: 1" = 20'-0"

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

drive
1/26/07