

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 3024 Autumn Glen  
 Parcel No. 2943-163-89-007  
 Subdivision Autumn Glen  
 Filing 1 Block 3 Lot 7

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1560  
 Sq. Ft. of Lot / Parcel 5690  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Autumn Glenn LLC  
 Address 2785 D Rd.  
 City / State / Zip Grand Jct, Co 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Steve Loydville  
 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2 @ Eng foundation required.</u> <u>(1) Basements not permitted</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>(3) 1/2 Basements only by eng tech</u> <u>Engineer's recommendation</u> <u>(4) <del>need site specific drainage plan</del></u> <u>and inspected</u>
Voting District <u>E</u> Driveway Location Approval <u>ML</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 4-10-06  
 Department Approval [Signature] Date 4-17-06

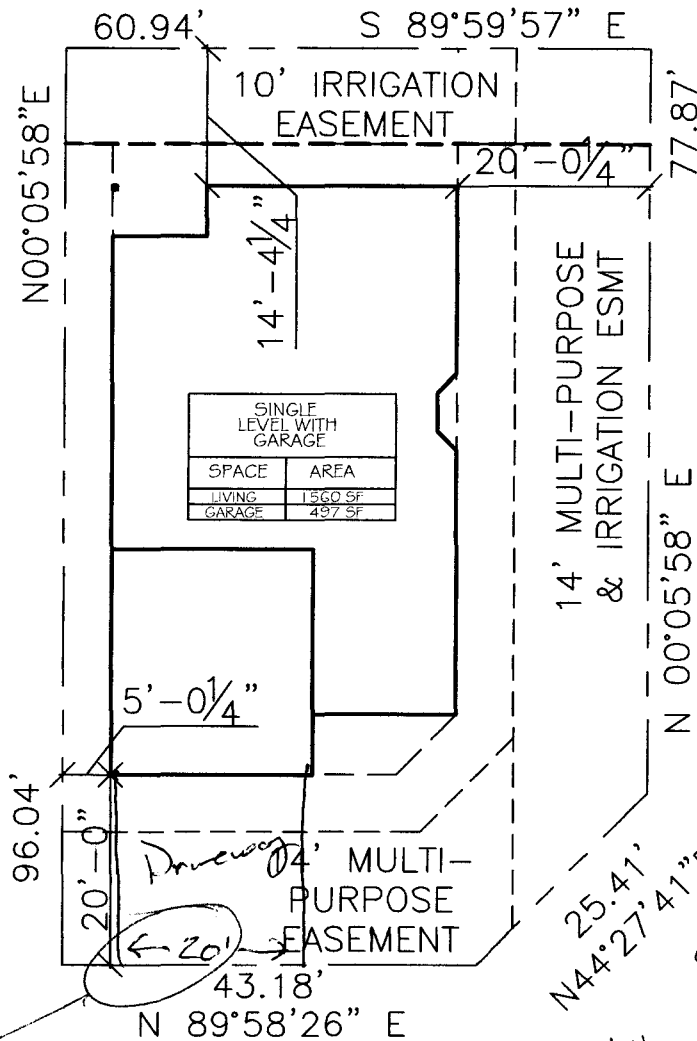
APR 17 2006

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19024</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/17/06</u>

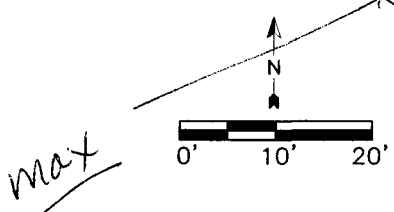
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# SITE PLAN

DAVIDSON HOMES  
 AUTUMN GLENN SUBDIVISION  
 3024 AUTUMN GLENN  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-163-89-007 LOT 7 BLOCK 3



LOT 7  
 BLOCK 3  
 5690.8 SQ. FT.  
 0.13 ACRES



*drive on as noted*  
 BH  
 ACCEPTED Payton Hedden 4-17-06  
 ANY CHANGE OF SET BACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT. THESE SET BACKS PERFORMED IN ACCORDANCE WITH LOCAL ORDINANCES AND REGULATIONS.

RMF - 8		
Minimum Setbacks		
Front	Side	Rear
20	5	10

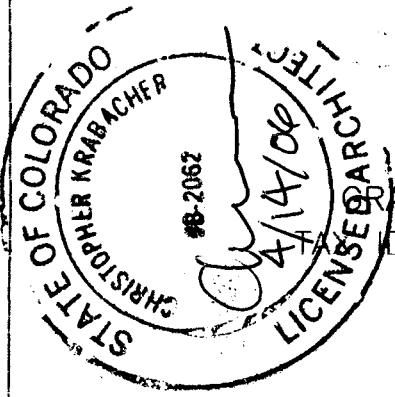
## SITE PLAN

SCALE: 1" = 20'-0"

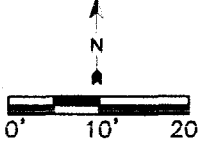
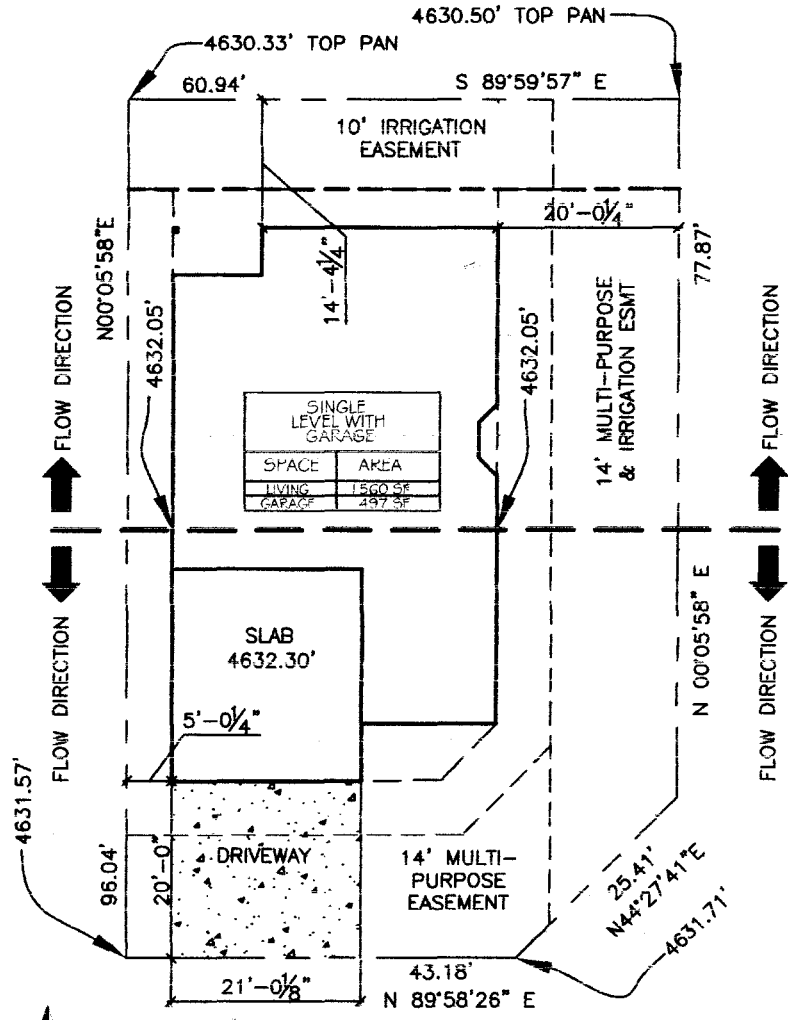
ATLAS ELECTRIC	4862
TOPS/GAS	2060723
TOPS/MASTER	187254
PRECISION CONSTRUCTION	2060561

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 AUTUMN GLENN SUBDIVISION  
 3024 AUTUMN GLENN  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 D 2943-163-89-007 LOT 7 BLOCK 3



GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AT A MINIMUM 1/4" : 1'-0" IN FLOW DIRECTION AS INDICATED ON THIS PLAN.



LOT 7  
 BLOCK 3  
 5690.8 SQ. FT.  
 0.13 ACRES

*grading on see 4/17/04*

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20	5	10

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