

FEE \$	10.00
TCP \$	1539.00
SIF \$	4160.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Building Address 3005 1/2 Autumn Glenn No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-163-87-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1149  
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 4511  
 Filing 1 Block 1 Lot 8 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 8150

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Steve Vaytelle  
 Address 2785 D. Rd  
 City / State / Zip GJ 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 foundations required, Basements not permitted 1/2</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	<u>Basements only by geotech. eng. rec'd.</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).

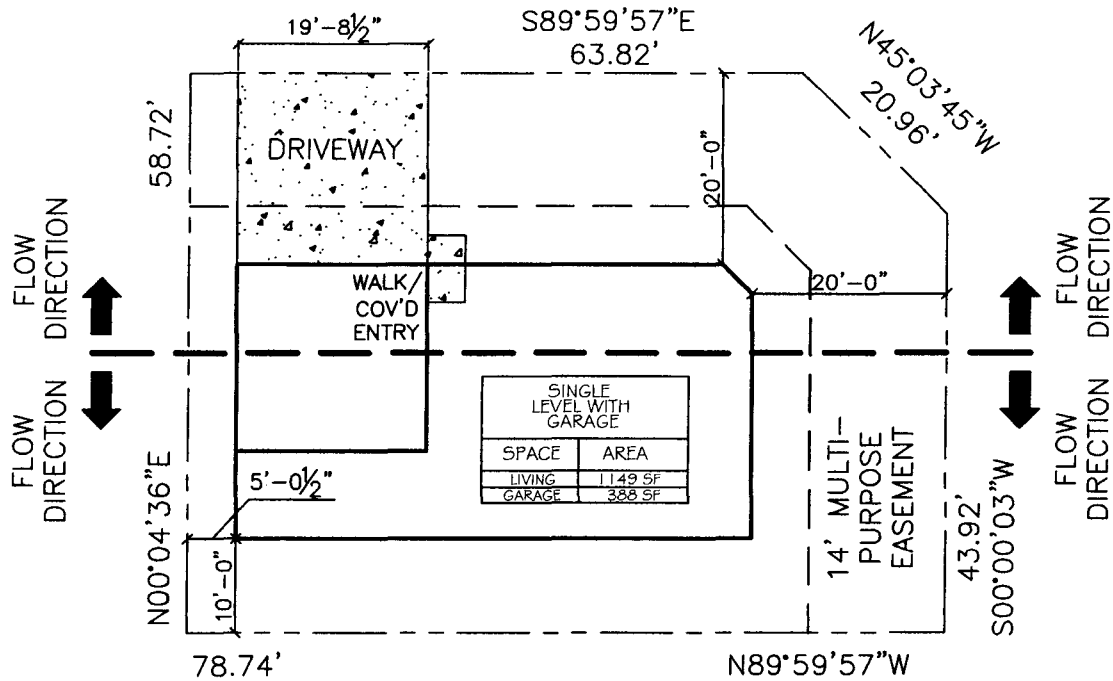
Applicant Signature [Signature] Date 5-26-06  
 Department Approval NA Wendy Spurr Date 6/12/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19178</u>
Utility Accounting <u>Kate Culbertson</u>	Date <u>6/12/06</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)

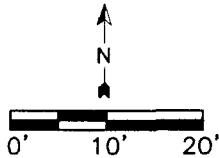
# SITE PLAN

DAVIDSON HOMES  
 AUTUMN GLENN SUBDIVISION  
 3005 1/2 AUTUMN GLENN  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-163-87-008 LOT 8 BLOCK 1



LOT 8  
 BLOCK 1

4511.6 SQ. FT.  
 0.10 ACRES



ACCEPTED NA *Wendy Spurr*

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

*Done OK  
 TAD  
 6-1-06*

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