

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3007 1/2 Autumn Glenn No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-163-90-013 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1219
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 4501
 Filing 1 Block 4 Lot 13 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 GD Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Steve Vaylillo
 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 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 foundation required
 Voting District E Driveway Location Approval RAV Basements not permitted, 1/2 basements only
 (Engineer's Initials) by geotech engineer's record.

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 1-30-06

Department Approval [Signature] Date 1-31-06

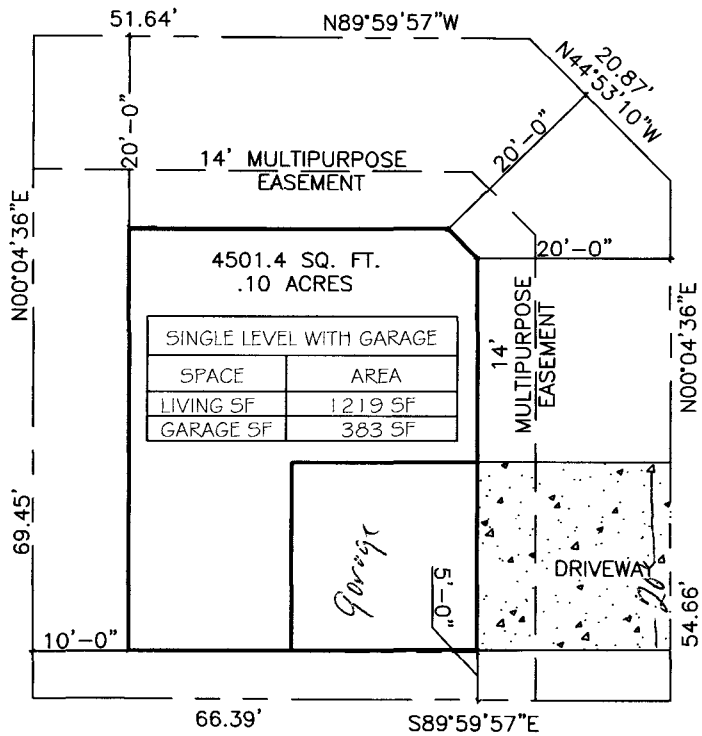
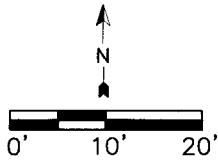
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18806
 Utility Accounting [Signature] Date 1/31/06

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

PRECISION CONSTRUCTION
 AUTUMN GLENN SUBDIVISION
 3007 1/2 AUTUMN GLENN
 GRAND JUNCTION, COLORADO
 MESA COUNTY

TAX ID 2943-163-90-013 BLOCK 4 LOT 13



1-31-06
 ACCEPTED NA *Kathy Valdez*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 RESPONSIBLE 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

Done OK
Rich Davis
 1-30-06