

FEE \$	10. ⁰⁰ / ₁₀₀
TCP \$	1539. ⁰⁹ / ₁₀₀
SIF \$	460. ⁰⁰ / ₁₀₀

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 3009 1/2 Autumn Glenn # A No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-163-90-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel _____
 Filing 1 Block 4 Lot 11 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 Road
 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): 1/2 of Duplex

APPLICANT INFORMATION:

Name Steve Voytilla
 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: 1/2 of Duplex
will split later

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 A NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions Engineered foundations Required
 Voting District E Driveway Location Approval EV Basement not permitted. 1/2 basement only
 (Engineer's Initials) by geotechnical engineers see.

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 Steve Voytilla Date 7/6/06

Department Approval Dayleen Henderson NA Date 8/8/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>19371</u>
Utility Accounting <u>Dotter Power</u>	Date <u>8/8/06</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

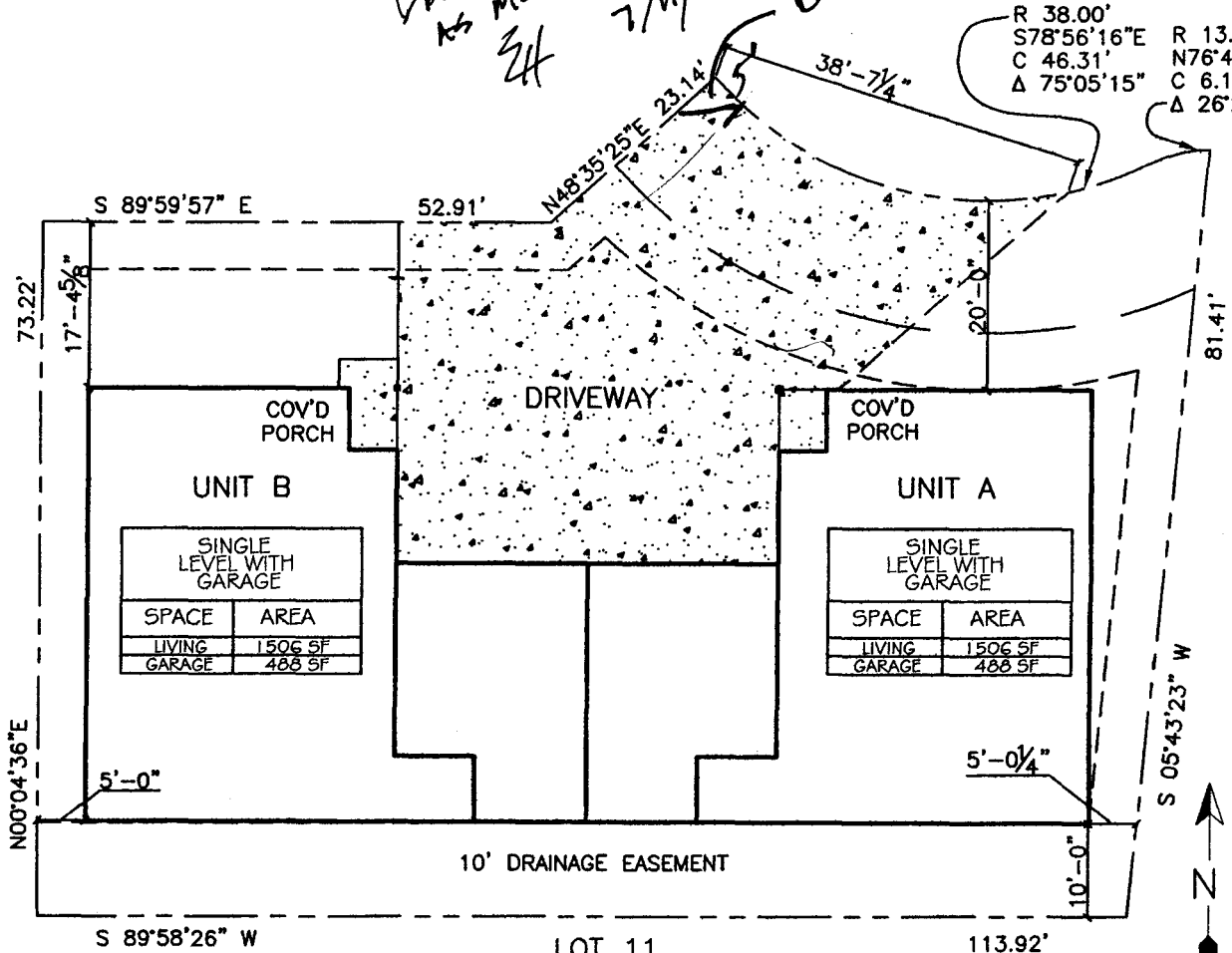
3009 1/2 A & B AUTUMN GLENN

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-163-90-011 LOT 11 BLOCK 4

DRIVE OK
AS MODIFIED
3/4 7/11/06 Dirt.

R 38.00'
S78°56'16"E R 13.50'
C 46.31' N76°44'48"E
Δ 75°05'15" C 6.18'
Δ 26°27'15"



ACCEPTED

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

RSF - 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