

FEE \$	10.-
TCP \$	539.-
SIF \$	460.-

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

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

Building Address 5022 1/2 Autumn Glenn No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-163-89-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1684  
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 1 Block 3 Lot 6 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 CO 81501

**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 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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>35'</u>	Special Conditions <u>1) Eng foundations req'd.</u> <u>2) Basements not permitted</u> <u>3) 1/2 basements only by geo tech</u> <u>4) Eng. recommendations</u> <u>5) Need site specific drainage plan stamped on</u>
Voting District <u>E</u> Driveway Location Approval <u>UV</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).

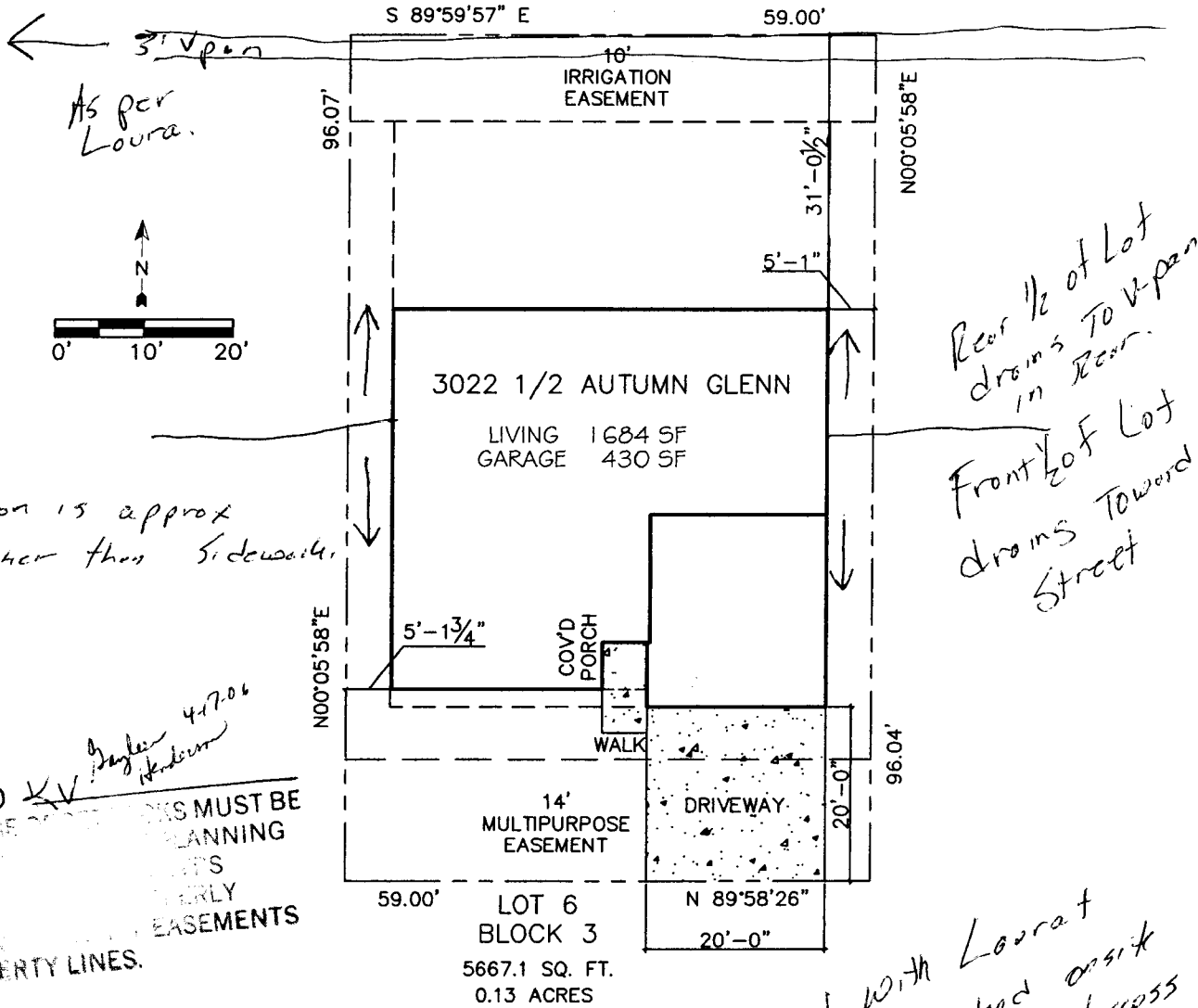
Applicant Signature [Signature] Date 4-6-06  
 Department Approval [Signature] Date 4-17-06

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>19023</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  
 3022 1/2 AUTUMN GLENN  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-163-89-006 LOT 6 BLOCK 3



*driveway on 4/17/04*

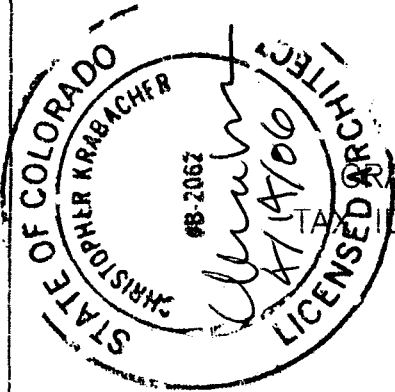
RMF - 8		
Minimum Setbacks		
Front	Side	Rear
20	5	10

SITE PLAN  
 SCALE: 1" = 20'-0"

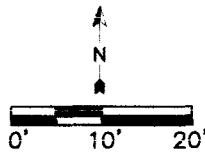
ATLAS ELECTRIC	4862
TOPS/GAS	2060723
TOPS/MASTER	187254
PRECISION CONSTRUCTION	2060561

# SITE PLAN

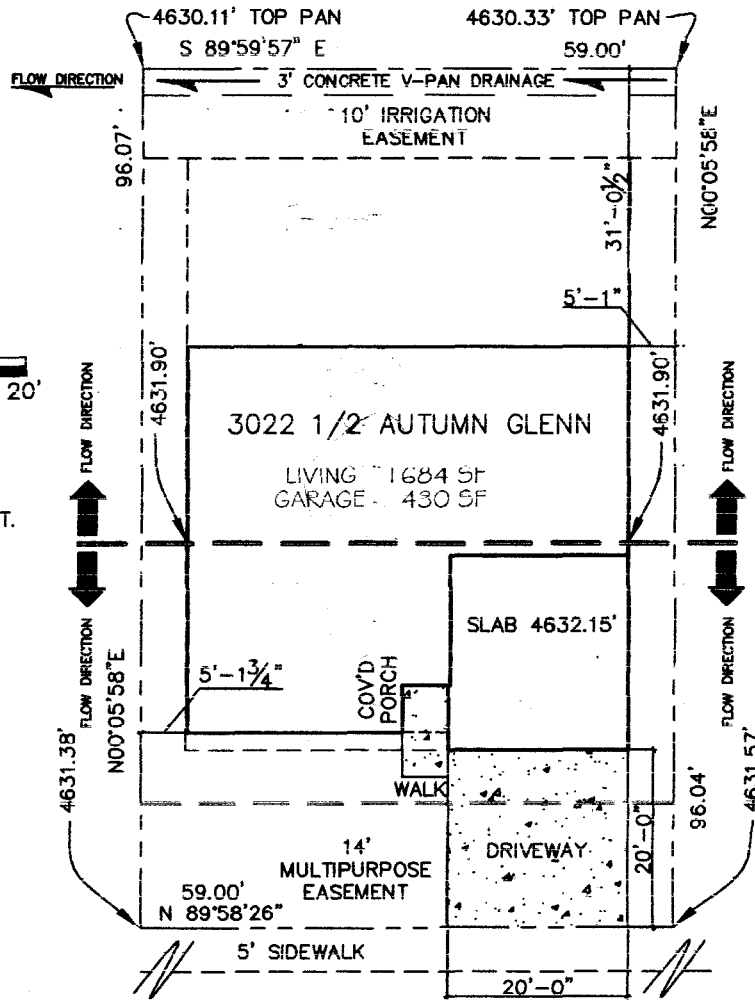
DAVIDSON HOMES  
 AUTUMN GLENN SUBDIVISION  
 3022 1/2 AUTUMN GLENN  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 2943-163-89-006 LOT 6 BLOCK 3



GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AT A MINIMUM 1/8" : 1'-0" IN FLOW DIRECTION AS INDICATED ON THIS PLAN.



LOT 6  
 BLOCK 3  
 5667.1 SQ. FT.  
 0.13 ACRES



AUTUMN GLENN

*grading on 4/17/06*

RMF - 8		
Minimum Setbacks		
Front 20	Side 5	Rear 10

## SITE PLAN

SCALE: 1" = 20'-0"

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