

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 427 Colerow Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-163-87-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1438
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 4509
 Filing 1 Block 1 Lot 9 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 CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Steve Vaytillo
 Address 2099 Desert Hills
 City / State / Zip CO CO 81503
 Telephone 2342000

***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 NO
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Eng foundation req'd
 Voting District "E" Driveway Location Approval W Basements not permitted, 1/2 basements
 (Engineer's Initials) only by geotechnical engineer's recommendation

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).

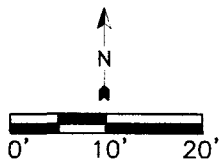
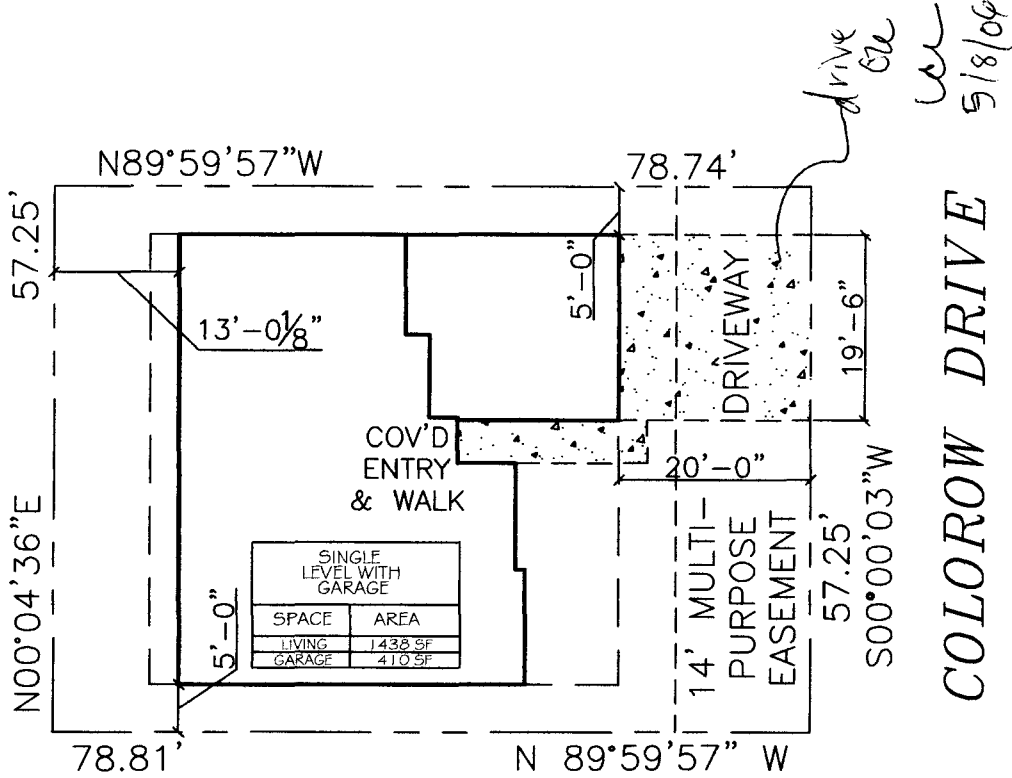
Applicant Signature [Signature] Date 5-4-06
 Department Approval [Signature] Date 5-8-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>190666</u>
Utility Accounting <u>Kate Alsbury</u>	Date <u>5/8/06</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
 427 COLOROW DRIVE
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-163-87-009 LOT 9 BLOCK 1



LOT 9
 BLOCK 1
 4509.8 SQ. FT.
 0.10 ACRES

5-2-06
 dit *Adam Ols*

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. WITH THE PLANNING DEPT'S RECORDS. PLEASE CAREFULLY LOCATE ANY EASEMENTS AND PROPERTY LINES.

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