

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 431 Colorow Dr
 Parcel No. 2943-163-87-001
 Subdivision Autumn Glenn
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1480
 Sq. Ft. of Lot / Parcel 4791
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 20

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): _____

APPLICANT INFORMATION:

Name Steve Voytilla
 Address 2785 D Road
 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 <u>RST-4 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) _____	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>RAD</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 6-20-04
 Department Approval JR Wendy Spurr Date 6/22/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19224</u>
Utility Accounting <u>CM Cole</u>	Date <u>6/22/06</u>		

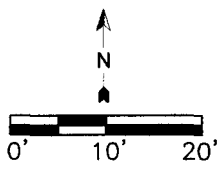
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE PLAN

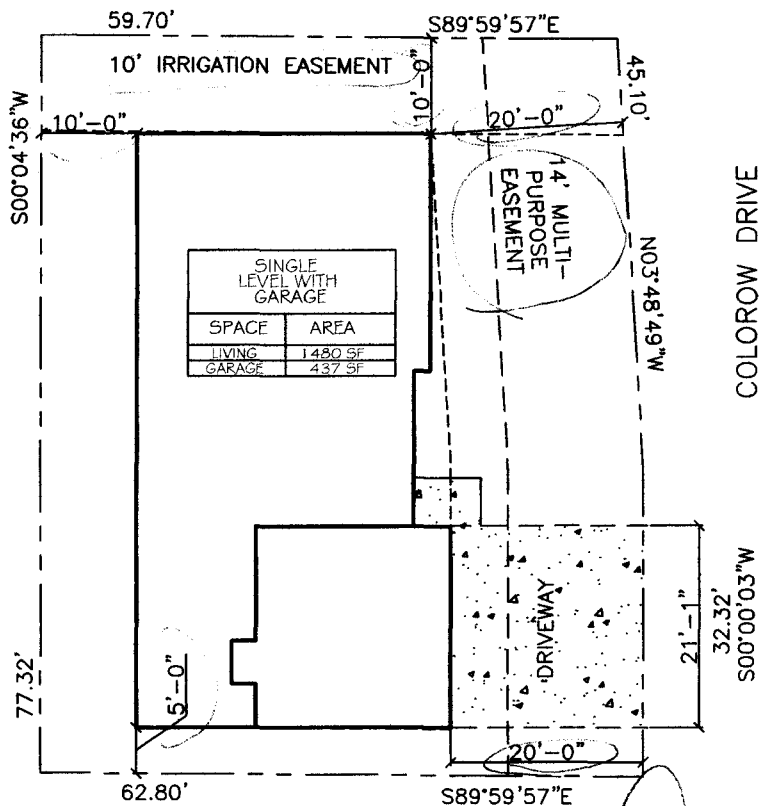
DAVIDSON HOMES
AUTUMN GLENN SUBDIVISION
431 COLOROW DRVIE

GRAND JUNCTION, MESA COUNTY, COLORADO
TAX ID 2943-163-87-001 LOT 1 BLOCK 1

ACCEPTED: *Wendy Spier*
 ANY CHANGES TO TRACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT. CONTRACTORS
 MUST PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



431
 COLOROW DRIVE
 LOT 1
 BLOCK 1
 4791.55 SQ. FT.
 .11 ACRES



*Give OK
 Rick Dorner
 6-21-06*

AUTUMN GLENN

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