

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ ~~242.00~~ 460.00

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

BLDG PERMIT NO. _____

X

Building Address 432 Cobrow Dr
 Parcel No. 2943-163-88-00
 Subdivision Autumn Glenn
 Filing 1 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1257
 Sq. Ft. of Lot / Parcel 4819
 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 Rd
 City / State / Zip Grand Jct Co 8150

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Steve Vaytelle
 Address 2785 D Rd
 City / State / Zip Grand Jct Co 8150
 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>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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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>Eng. foundation req'd</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>Basements not permitted. 1/2 basements only by geotechnical engineer's recommendation</u>	

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).

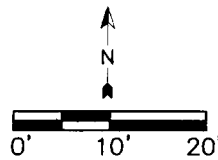
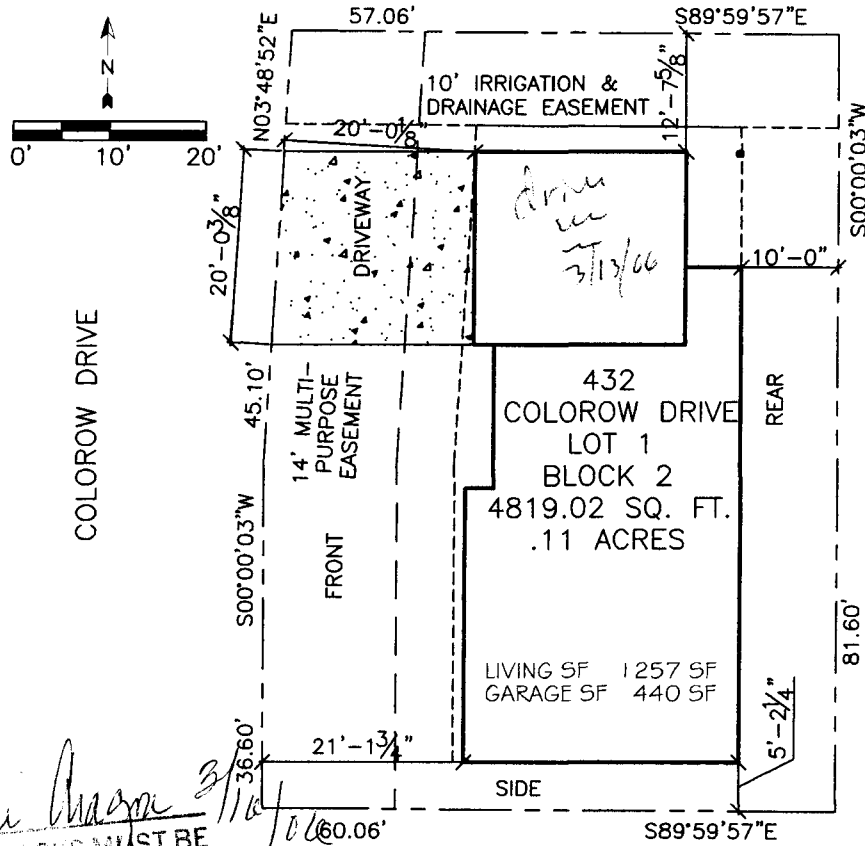
Applicant Signature [Signature] Date 3-10-06
 Department Approval [Signature] Date 3/10/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>18921</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/10/06</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

PRECISION CONSTRUCTION
 AUTUMN GLENN SUBDIVISION
 432 COLOROW DRIVE
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-163-88-001 LOT 1 BLOCK 2



3/16
 ACCEPTED *Utsa Anzora*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. PLANNING DEPARTMENT WILL NOT BE ABLE TO LOCATE AND VERIFY EASEMENTS AND PROPERTY LINES.

AUTUMN GLENN

SITE PLAN

SCALE: 1" = 20'-0"

RMF - 8		
Minimum Setbacks (Principal/Accessory Building)		
Front	Side	Rear
20/25	5/3	10/5

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