

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 3000 D 1/4 Rd
 Parcel No. 2943-163-87-012
 Subdivision Autumn Glenn
 Filing 1 Block 1 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1564
 Sq. Ft. of Lot / Parcel 4594.2 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Autumn Glenn LLC
 Address P.O. Box 9233
 City / State / Zip Grand Junction, 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 P.O. Box 9233
 City / State / Zip Grand Junction, 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>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>Engineered foundations req.</u>
Voting District <u>E</u> Driveway Location Approval <u>W</u> (Engineer's Initials)	<u>Basements not permitted; 1/2^{depth} basements only by geotech engineers recommendations</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 Steve Voytilla Date 12/8/06
 Department Approval NA Judson A. Pen Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12/13/06</u>
Utility Accounting <u>Q</u>	Date <u>12/13/06</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)

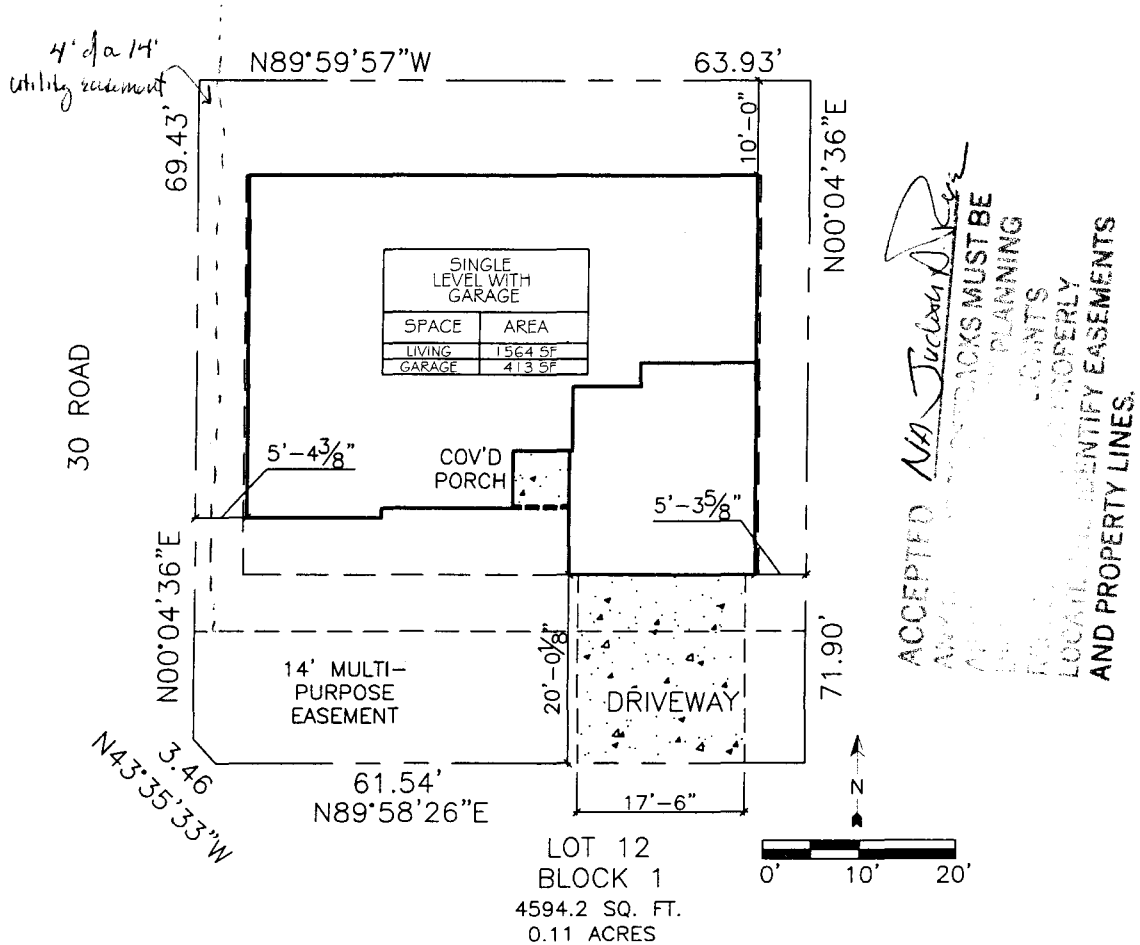
SITE PLAN

DAVIDSON HOMES
AUTUMN GLENN SUBDIVISION

3000 D 1/4 ROAD

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-163-87-012 LOT 12 BLOCK 1



ACCEPTED NA Jackson R
 ALL SETBACKS MUST BE
 ACCORDING TO PLANNING
 DEPARTMENT - CONTS
 LOCAL ORDINANCES PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES.

D 1/4 ROAD

SITE PLAN

SCALE: 1" = 20'-0"

*drive ok
w
12/8/06*

RMF - 8		
Minimum Setbacks		
Front	Side	Rear
20	5	10

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