

FEE \$ 10<sup>00</sup>  
 TCP \$ ~~1500<sup>00</sup>~~  
 SIF \$ ~~277<sup>00</sup>~~

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

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

Building Address 3007 OAKWOOD Dr No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-163-91-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1493  
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 51664  
 Filing 1 Block 5 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 787 2341  
 Height of Proposed Structure 20 14

**OWNER INFORMATION:**

Name Precision Const. Autumn Glenn LLC  
 Address 2785 D. Rd.  
 City / State / Zip G.J. Colo 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 243-3355

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 foundation req. only</u>		
Voting District <u>E</u>	Driveway Location Approval <u>WR</u> (Engineer's Initials)	<u>Basements not permitted. 1/2 basements only by geotechnical eng req.</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 Mick Orlov Date 8-22-05  
 Department Approval NA Dayleen Henderson Date 1-31-06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18803</u>
Utility Accounting <u>D. Orlov</u>	Date <u>1/31/06</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)

