

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 3014 Oakwood Dr

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-163-89-00

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1527

Subdivision Autumn Glen

Sq. Ft. of Lot / Parcel 5001

Filing 1 Block 3 Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Height of Proposed Structure 20

Name Autumn Glen LLC

**DESCRIPTION OF WORK & INTENDED USE:**

Address 2785 D Rd

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

City / State / Zip Grand Jct Co 81501

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name Steve Coytilla

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

Address 2785 D Rd

City / State / Zip Grand Jct Co 81501

NOTES: New Home

Telephone 234-2000

**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 [Signature]

Basements not permitted. 1/2 basements only by geotechnical engineer's recommendations.

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 3-23-06

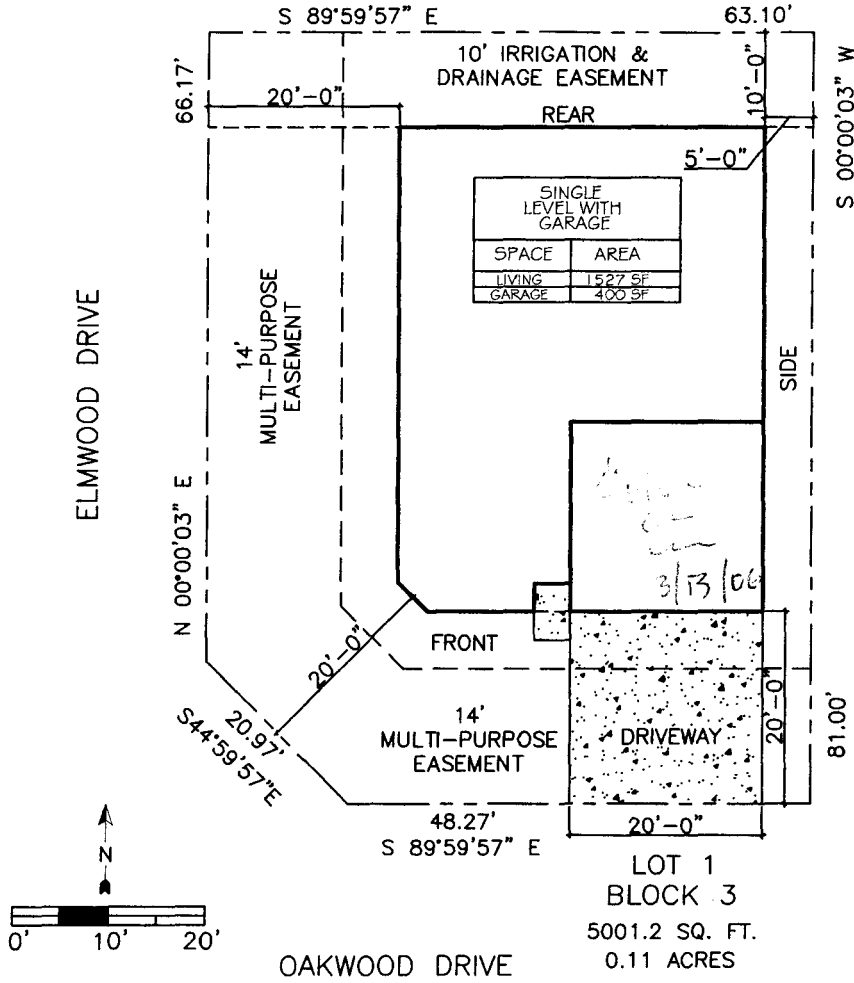
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18935

Utility Accounting [Signature] Date 3/23/06

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  
 3014 OAKWOOD DRIVE  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-163-89-001 LOT 1 BLOCK 3



## SITE PLAN

SCALE: 1" = 20'-0"

RMF - 8		
Minimum Setbacks		
Front	Side	Rear
20	5	10

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

D.H. 3-23-06  
 ACCEPTED *Kathy Kessler*  
 ALL PROVISIONS OF THE SUBDIVISION MAP MUST BE  
 STRICTLY ENFORCED IN ALL PARTS  
 LOCATED WITHIN THE SUBDIVISION  
 AND PROPERTY LINES.