

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3020 Oakwood Dr
 Parcel No. 2943-163-89-004
 Subdivision Autumn Glenn
 Filing 1 Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1754
 Sq. Ft. of Lot / Parcel 5400
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1754
 Height of Proposed Structure 18

OWNER INFORMATION:

Name Autumn Glenn LLC
 Address 2785 D. Rd
 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 Voytillo
 Address 2785 D. Rd
 City / State / Zip GJ. Co 81501
 Telephone 734-2000

***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 required</u>
Voting District <u>E</u> Driveway Location Approval <u>TRAD</u> (Engineer's Initials)	<u>Basements not permitted, 1/2 basements only by geotech engineers recom.</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).

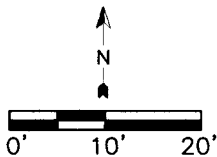
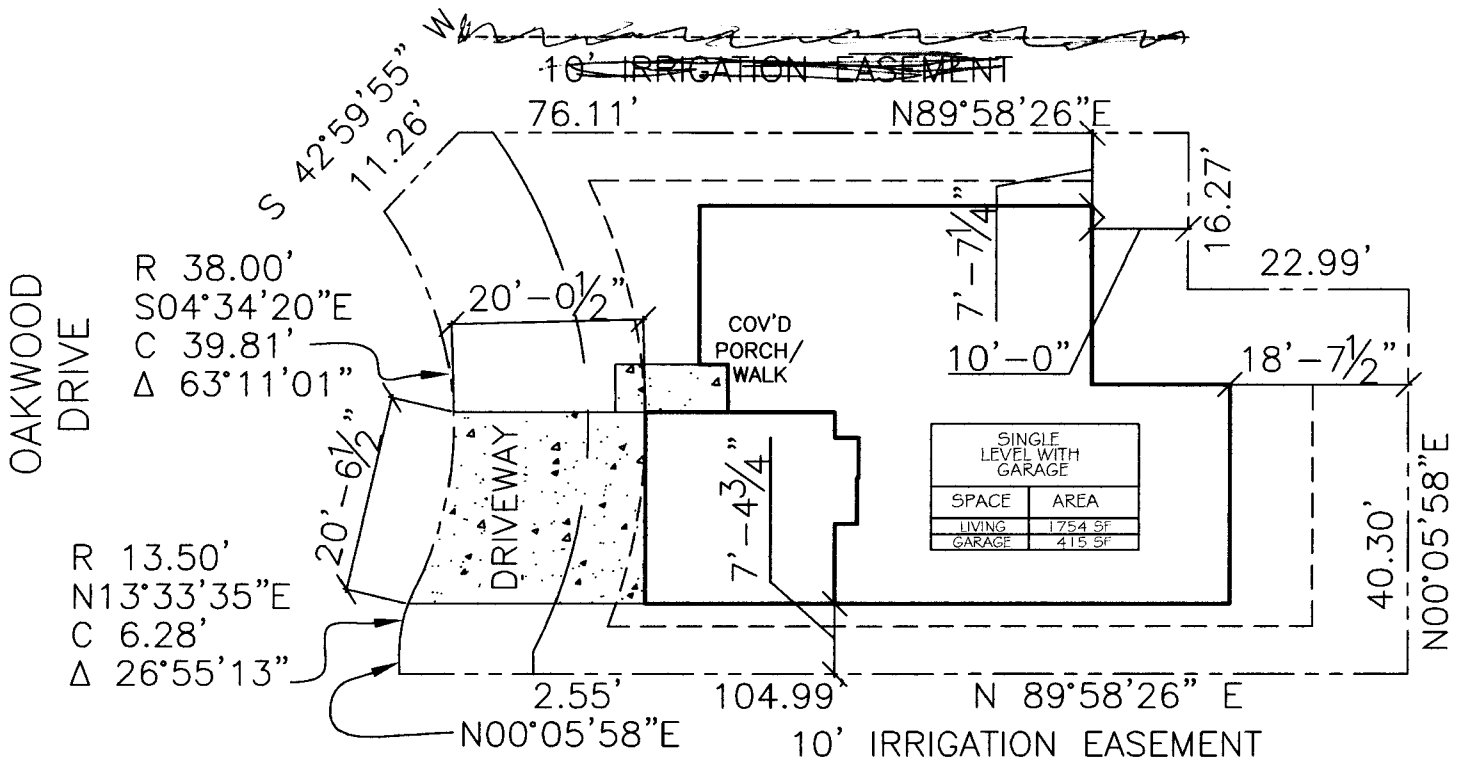
Applicant Signature [Signature] Date 4-26-06
 Department Approval NA Gayleen Henderson Date 5/11/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19084</u>
Utility Accounting <u>Kate Elsberry</u> Date <u>5/11/06</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
 3020 OAKWOOD DRIVE
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-163-89-004 LOT 4 BLOCK 3



LOT 4
 BLOCK 3
 5400.7 SQ. FT.
 0.12 ACRES

*Done OK
 RAD
 4-27-06*

ACCEPTED *NA Gaylen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SITE PLAN

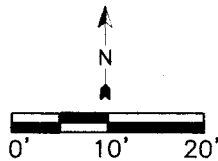
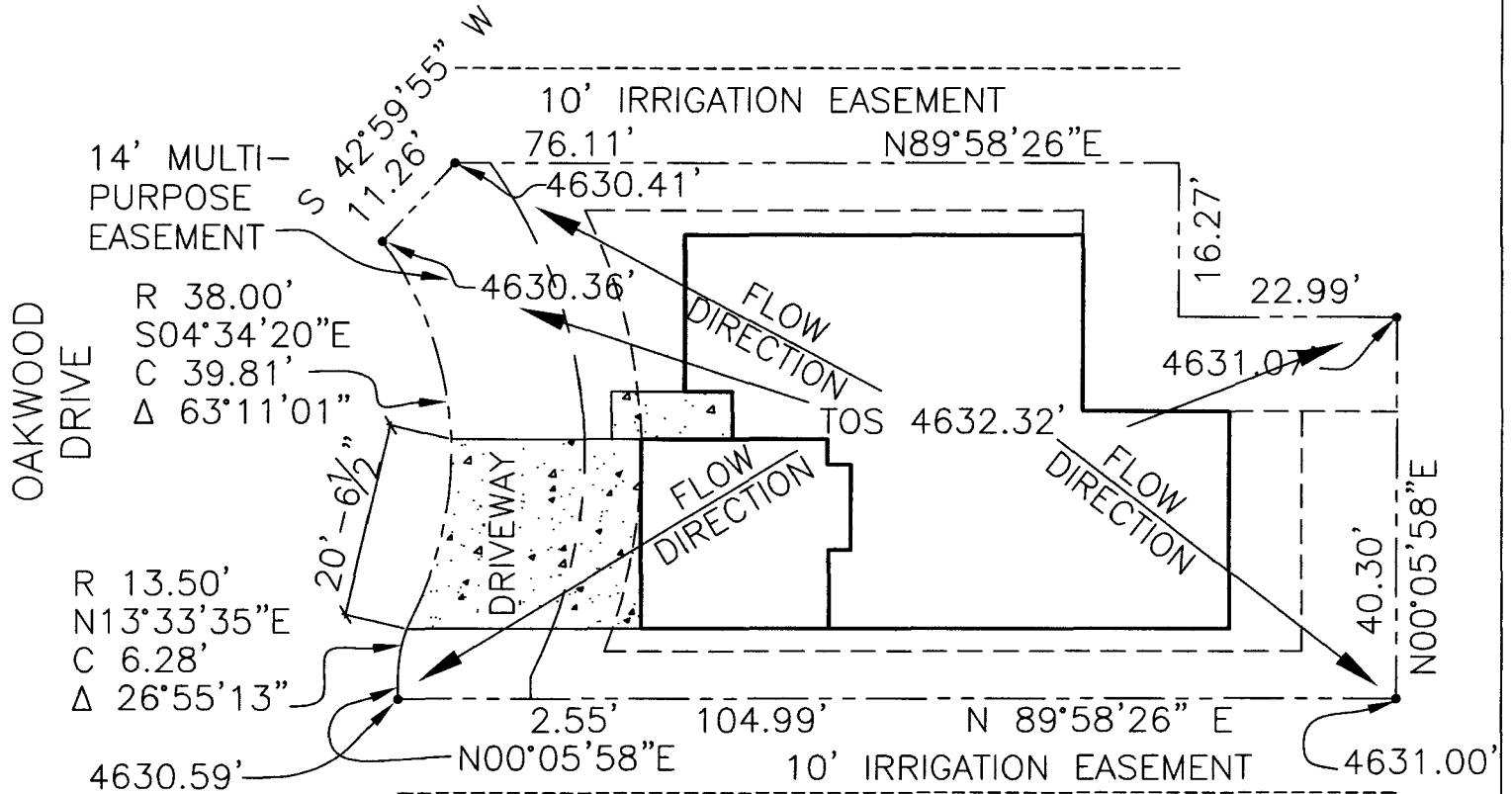
SCALE: 1" = 20'-0"

RMF - 8		
Minimum Setbacks		
Front	Side	Rear
20	5	10

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

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