

FEE \$ 10.00
 TOP \$ ~~1500.00~~ 900
 SIF \$ ~~292.00~~
400.00

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

BLDG PERMIT NO. _____

4

Building Address 3021 OAKWOOD DR. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-163-91-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1419
 Subdivision Autumn Glenn Sub. Sq. Ft. of Lot / Parcel 5464.
 Filing 1 Block 5 Lot 8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1857
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Precision Const.
 Address 2785 D. ROAD
 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 Precision Const
 Address 2785 D. ROAD
 City / State / Zip G. J. Colo 81503
 Telephone 970-243-3355

*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 foundations req.</u>		
Voting District <u>C</u>	Driveway Location Approval <u>Yes</u> (Engineer's Initials)	<u>1/2 basements only by geotech eng. required</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 Wat Date 8-29-05
 Department Approval NA Baylen Henderson Date 1-30-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18801</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/30/06</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

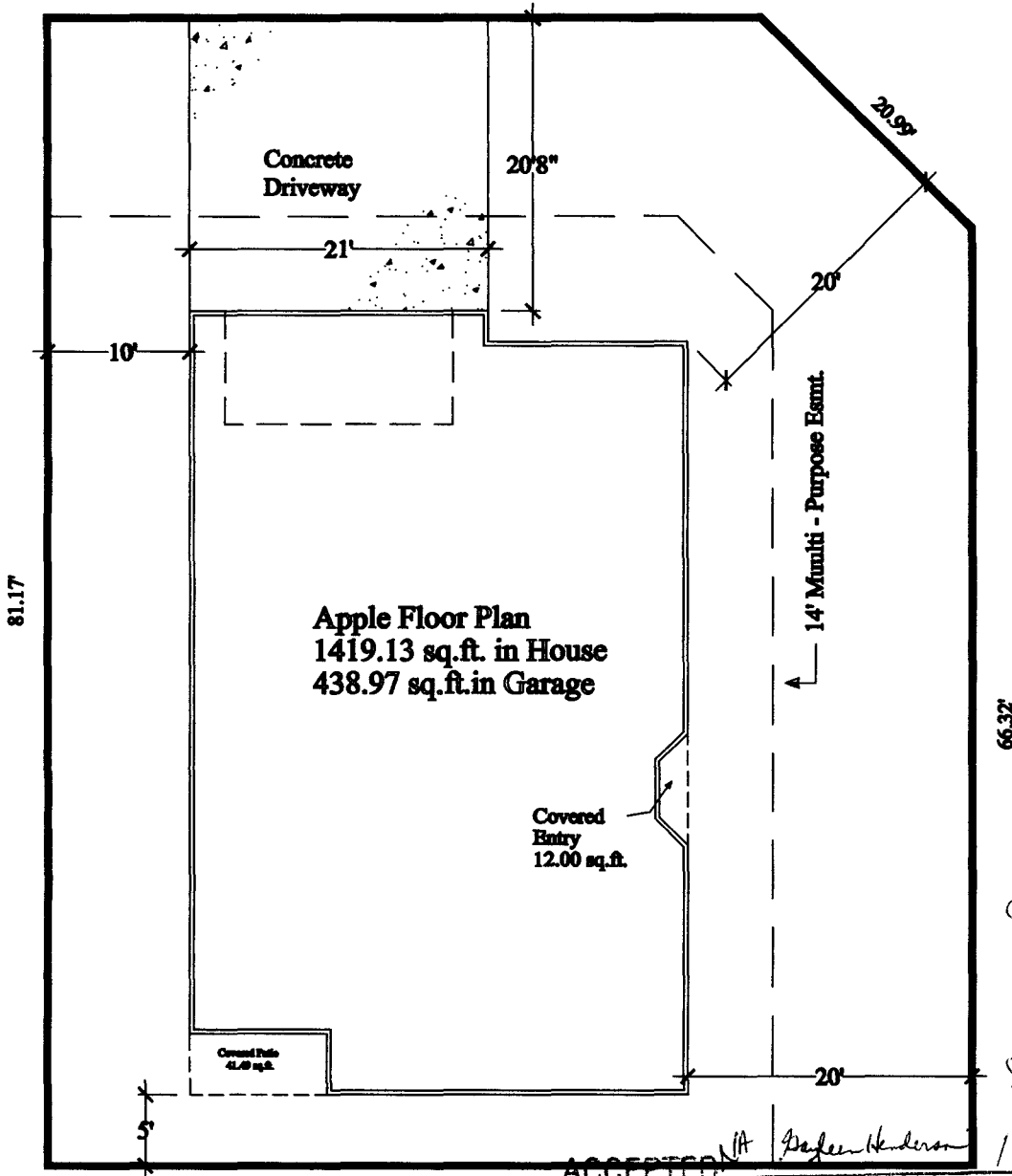
Precision Construction
 3021 Oakwood Drive
 Grand Junction, Colorado
 Mesa County

Autumn Glenn Subdivision

Lot 8 Block 5 Filing 1 5464.5 sq.ft. 0.12 Acres

OAKWOOD DRIVE
 50.15'

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



drive on on 8/30/05

ACCEPTED *NA* *Debra Henderson* 1-30-06
 64.97' *NA*

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.