

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 3017 1/2 Oakwood Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 2077 163-88-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1504
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5493
 Filing _____ Block 2 Lot 9
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18

OWNER INFORMATION:

Name Autumn Glenn
 Address 3017 1/2 Oak. 2755 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 Daytelle
 Address 2755 D. Rd
 City / State / Zip Grand Jct, 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 <input checked="" type="checkbox"/> 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>Eng foundation required</u>
Voting District <u>E</u> Driveway Location Approval <u>BAO</u> (Engineer's Initials)	<u>Basements not permitted, 1/2 basements only</u> <u>by geotech eng recommendation</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 1-11-06
 Department Approval [Signature] Date 1-17-06

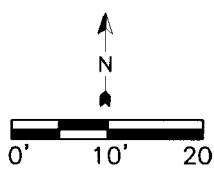
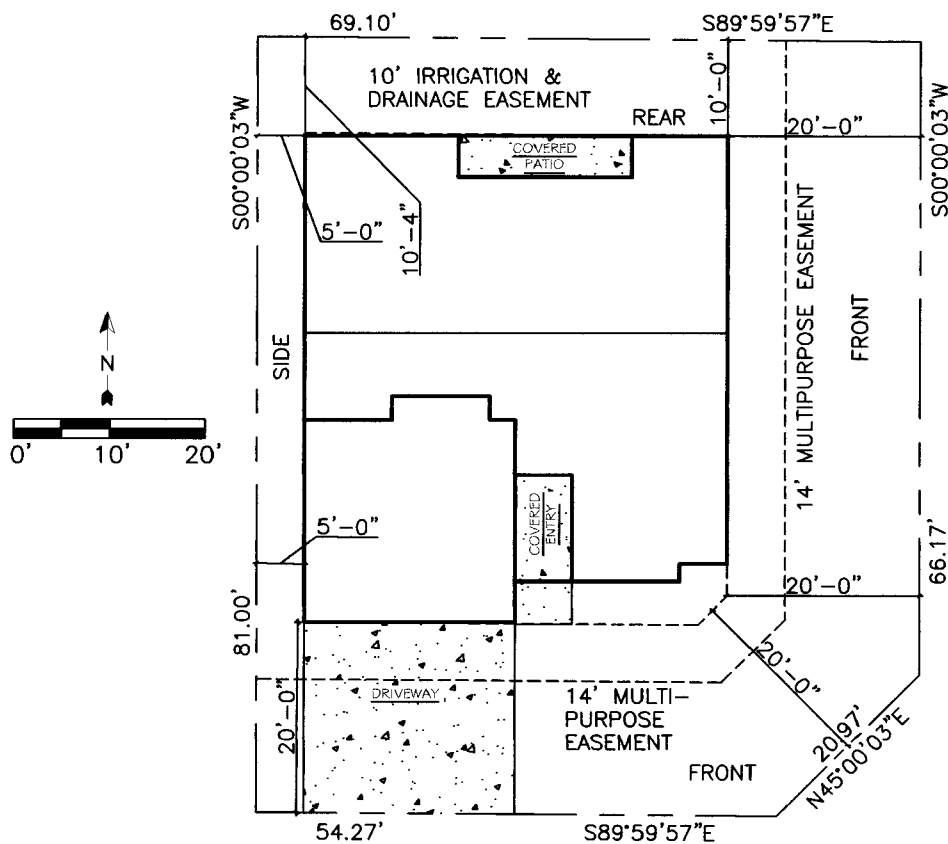
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18769</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/17/06</u>

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
 AUTUMN GLENN SUBDIVISION
 3012 1/2 OAKWOOD DRIVE
 GRAND JUNCTION, COLORADO
 MESA COUNTY

TAX ID 2914-163-88-009 LOT 9 BLOCK 2



SINGLE LEVEL WITH GARAGE	
SPACE	AREA
LIVING SF	1503.91 SF
GARAGE SF	490.25 SF

1218
ACCEPTED *K. Valdez*
 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.

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

SITE PLAN

SCALE: 1" = 20'-0"

Done OK
Trick Down
1-12-08