

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 3016 Oakwood Dr #B  
 Parcel No. 2943-163-89-002  
 Subdivision Autumn Glenn  
 Filing 1 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1536  
 Sq. Ft. of Lot / Parcel 8500  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 18

**OWNER INFORMATION:**

Name Autumn Glenn LLC  
 Address 2785 D Rd  
 City / State / Zip CO CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): 1/2 of Duplex

**APPLICANT INFORMATION:**

Name Steve Voytelle  
 Address 2785 D Rd  
 City / State / Zip CO CO 81501  
 Telephone 234-2000

**\*TYPE OF HOME PROPOSED:**

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

NOTES: 1/2 of Duplex  
will split later

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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 <input type="checkbox"/>
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 req'd</u>
Voting District <u>"E"</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials)	<u>Basements not permitted ± basements</u> <u>only by geotechnical engineer's 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 5-5-06  
 Department Approval [Signature] Date 5-9-06

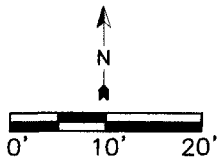
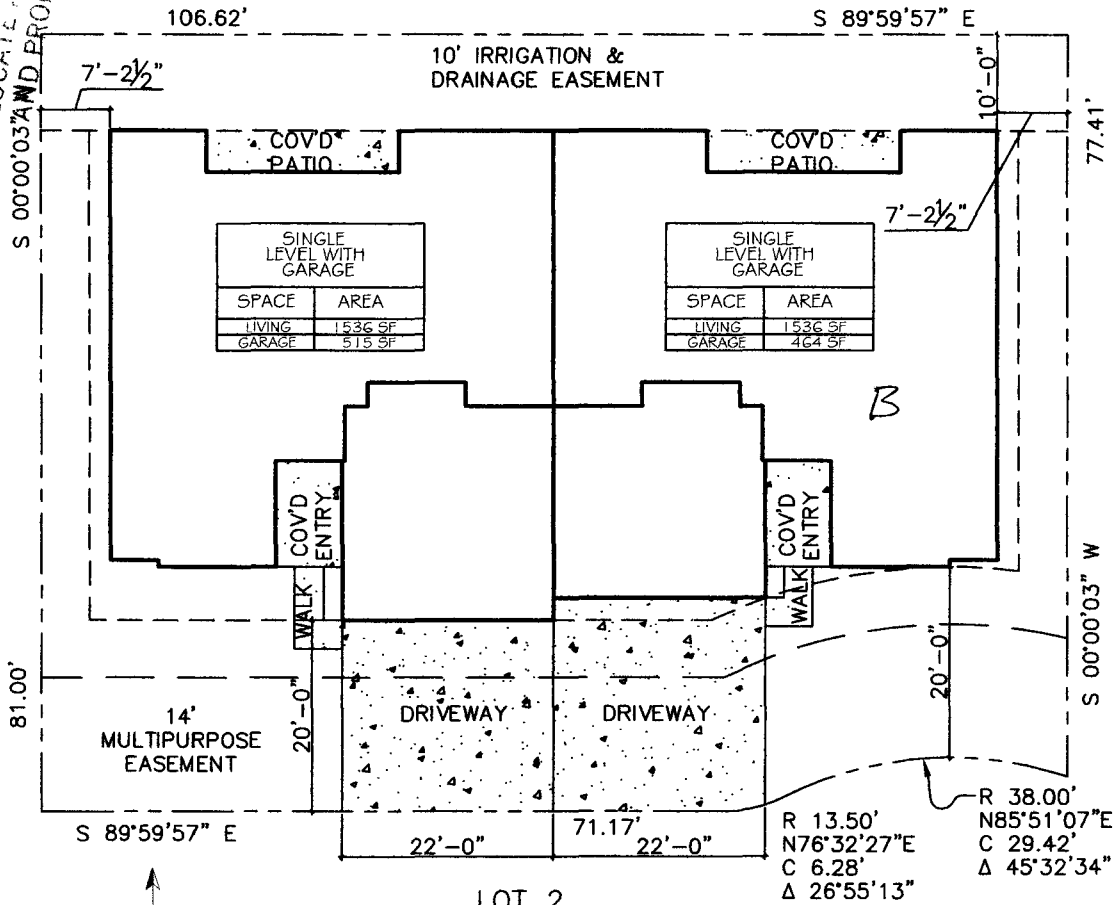
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19068</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/9/06</u>

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)

5-9-06  
 ACCEPTED BY Taylor/Anderson  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY OF GRAND JUNCTION. ANY CHANGES MUST BE MADE BEFORE THE PERMITS ARE OBTAINED. LOCATE ALL EASEMENTS AND PROPERTY LINES.

# SITE PLAN

DAVIDSON HOMES  
 AUTUMN GLENN SUBDIVISION  
 3016 OAKWOOD DRIVE  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-163-89-002 LOT 2 BLOCK 3



LOT 2  
 BLOCK 3  
 8500.6 SQ. FT.  
 0.20 ACRES

*David O'K*  
*RAD*  
 5-9-06

## 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