

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 300 1/2 B Oakwood  
 Parcel No. 2943 163-88-004  
 Subdivision Autumn Glenn  
 Filing 1 Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1525  
 Sq. Ft. of Lot / Parcel 8507  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 20

**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): 1/2 of Duplex

**APPLICANT INFORMATION:**

Name Steve Voytila  
 Address 2785 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: Will split later into 2 parcels

**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><del>RSM</del> 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'd</u>
Voting District <u>E</u> Driveway Location Approval <u>as noted</u> <u>WV</u> (Engineer's Initials)	<u>Basements not permitted - 1/2 basements only</u> <u>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).

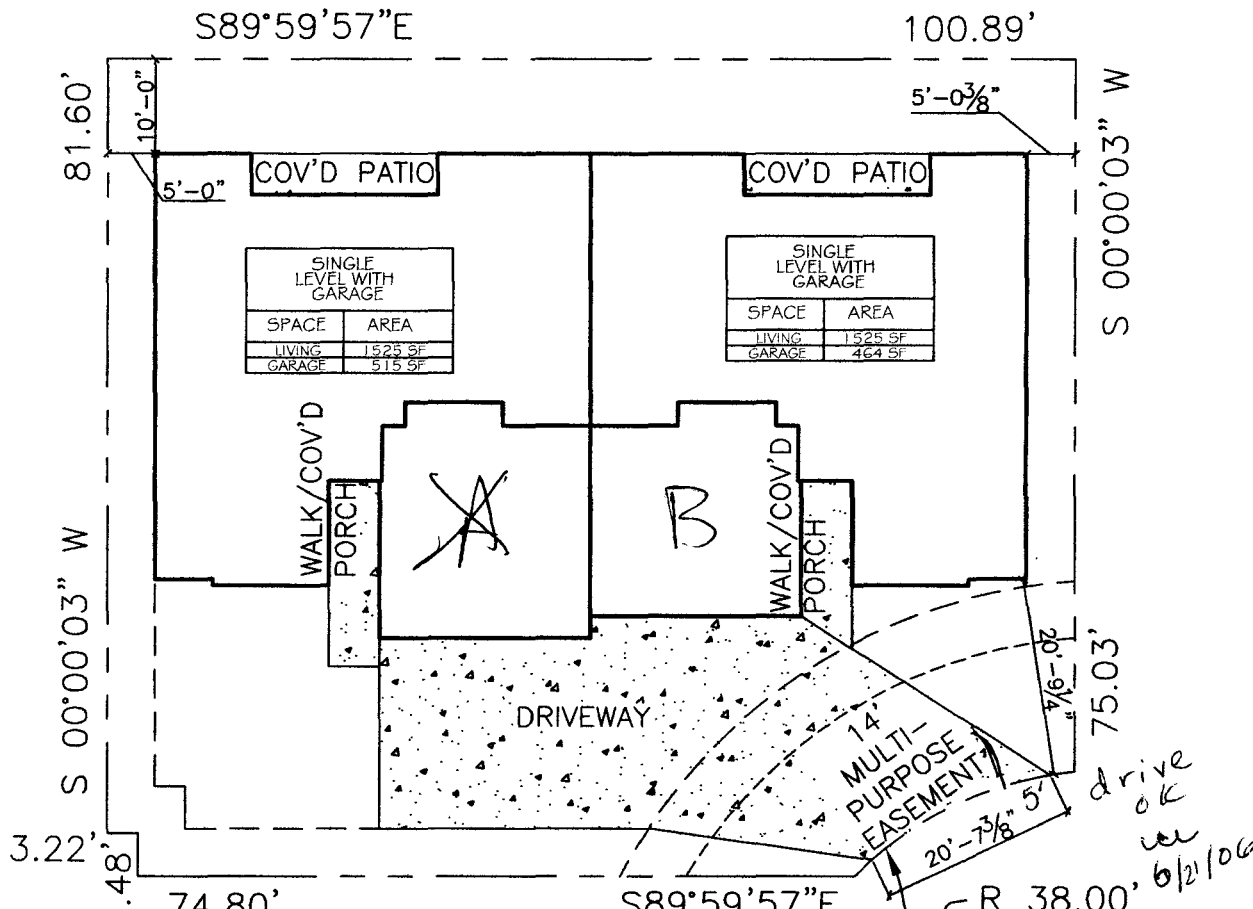
Applicant Signature [Signature] Date 6-20-06  
 Department Approval JPR Gayleen Anderson Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19715</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/27/06</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)

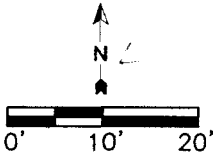
# SITE PLAN

DAVIDSON HOMES  
 AUTUMN GLENN SUBDIVISION  
 3006 1/2 OAKWOOD DRIVE  
 GRAND JUNCTION, MESA COUNTY, COLORADO  
 TAX ID 2943-163-88-004 LOT 4 BLOCK 2



LOT 4  
 BLOCK 2

8507.5 SQ. FT.  
 0.20 ACRES



ACCEPTED *Joe Hayden 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.

*drive ok we 6/2/06*

R 38.00'  
 N64°12'01"E  
 C 25.40'  
 Δ 39°03'03"

## SITE PLAN

SCALE: 1" = 20'-0"

RSF - 8		
Minimum Setbacks		
Front	Side	Rear
20	5	10

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