

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 3006 Oakwood
 Parcel No. 2943-163-88-003
 Subdivision Autumn Glenn
 Filing 1 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1093
 Sq. Ft. of Lot / Parcel 4516.6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Autumn Glenn LLC
 Address 2139 N. 12th St #10 PMB 9233
 City / State / Zip Grand Jct CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Steve Voytilla
 Address 2139 N. 12th St #10 PMB 9233
 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
Engineered foundation Required
1/2 Basements only

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 foundation</u>		
Voting District <u>E</u> Driveway Location Approval _____	<u>required; basements not permitted; 1/2 basements only by geotech engineer reqd.</u>		
(Engineer's Initials)			

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 Steve Voytilla Date 3/12/07
 Department Approval WS Judith A. Free Date _____

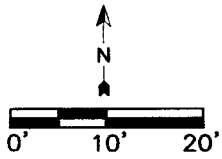
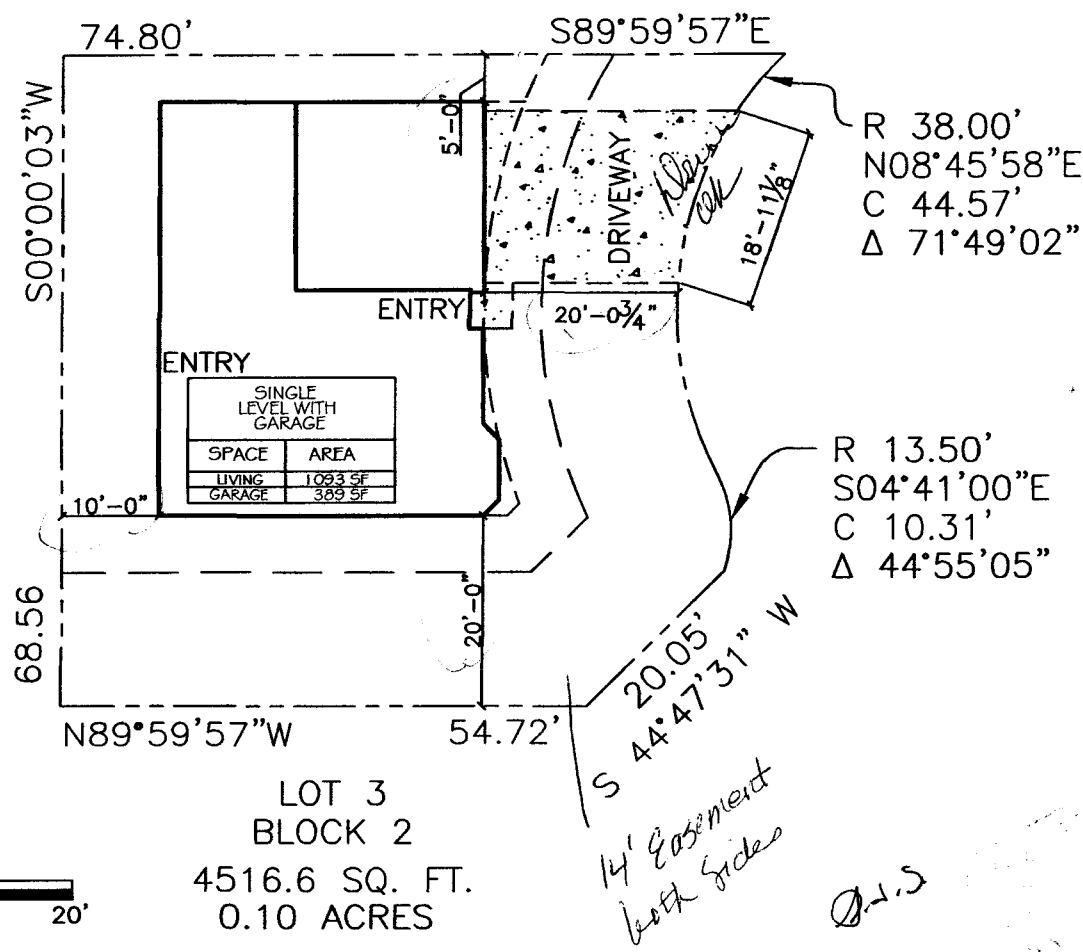
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20112</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-4-07</u>

SITE PLAN

DAVIDSON HOMES
 AUTUMN GLENN SUBDIVISION
 3006 OAKWOOD DRIVE
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-163-88-003 LOT 3 BLOCK 2

W.S. Jackson A. Pace

ALL SETBACKS MUST BE
 IN ACCORDANCE WITH
 CITY OF GRAND JUNCTION
 ZONING ORDINANCE
 10.04.010 IDENTIFY EASEMENTS
 AND PROPERTY LINES



LOT 3
 BLOCK 2
 4516.6 SQ. FT.
 0.10 ACRES

*14' Easement
 both sides*

D.S.

RSF - 8		
Minimum Setbacks		
Front 20	Side 5	Rear 10

SITE PLAN
 SCALE: 1" = 20'-0"

ACTION ELECTRIC	7174
TOPS/GAS	2071133
TOPS/MASTER	2071134
PRECISION CONSTRUCTION	2070879