

FEE \$	10
TCP \$	1589
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 3018 Oakwood A
 Parcel No. 2943-163-89-003
 Subdivision Autumn Glenn
 Filing 1 Block 3 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1569
 Sq. Ft. of Lot / Parcel 8505.3
 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 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Steve Vaytilla
 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: 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.

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>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundations</u> <u>Required, basements not permitted.</u> <u>Need specific drainage plan & exp</u>		
Voting District <u>E</u> Driveway Location Approval <u>US</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).

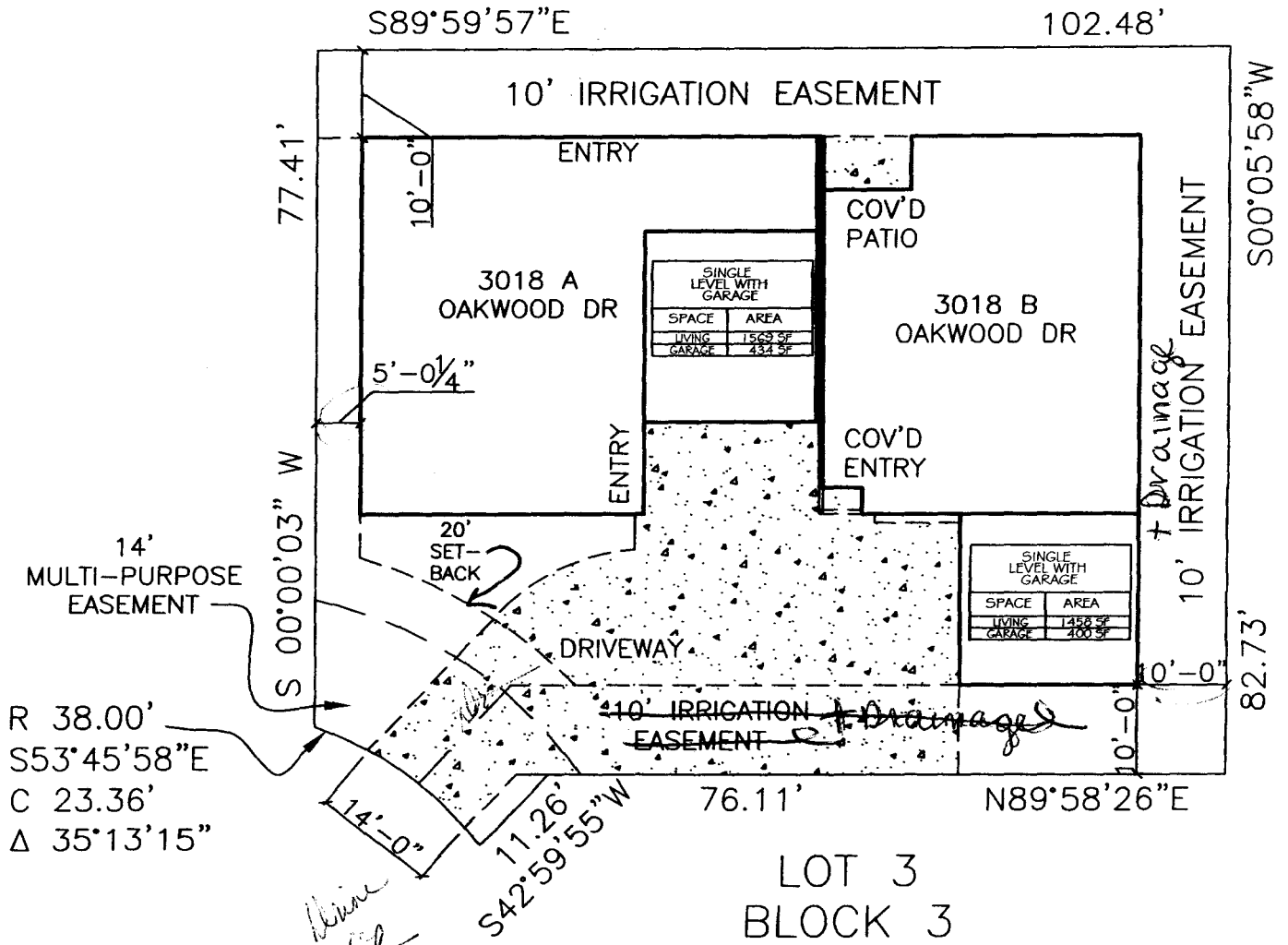
Applicant Signature Steve Vaytilla Date 3/27/07
 Department Approval US Judith A. Poe Date 7/23/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>20474</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/23/07</u>		

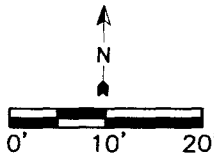
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE PLAN

DAVIDSON HOMES
 AUTUMN GLENN SUBDIVISION
 3018 OAKWOOD DRIVE
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-163-89-003 LOT 3 BLOCK 3



R 38.00'
 S53°45'58"E
 C 23.36'
 Δ 35°13'15"



LOT 3
 BLOCK 3

8505.3 SQ. FT.
 0.20 ACRES

Judson A. ...

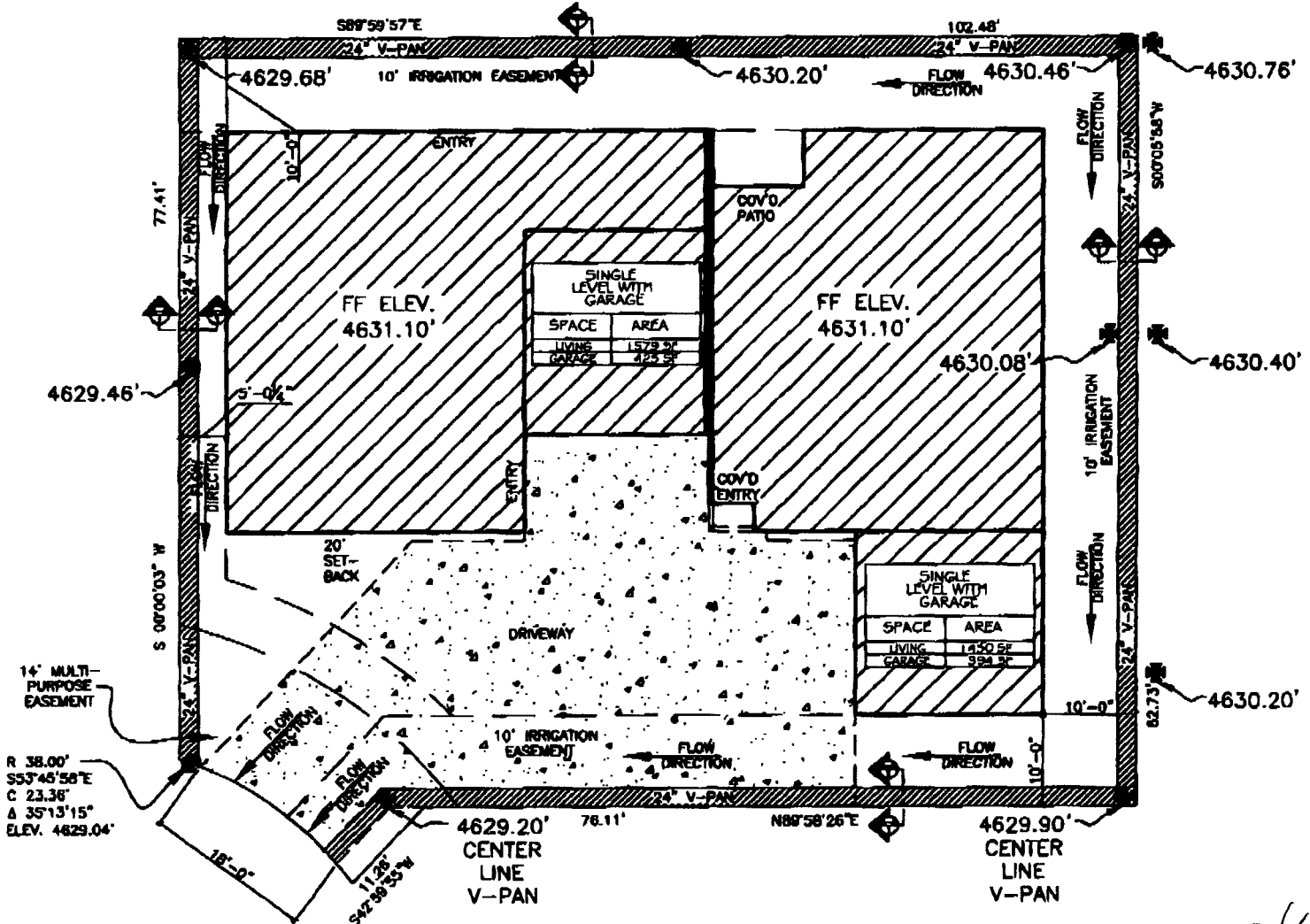
RMF - 8		
Minimum Setbacks		
Front	Side	Rear
20	5	10

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

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

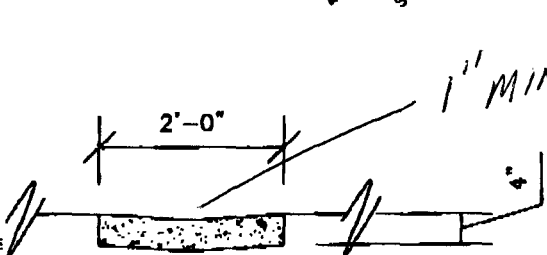
DAVIDSON HOMES

3018 OAKWOOD DRIVE
GRAND JUNCTION, COLORADO



R 38.00'
S53°45'58"E
C 23.36'
Δ 35°13'15"
ELEV. 4629.04'

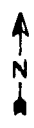
7/18/2007 2:35:20 PM



SECTION DETAIL
SCALE: 1/2" = 1'-0"

1" MIN DROP IN V-PAN

3018 A & B OAKWOOD DRIVE
LOT 3
BLOCK 3
8505.3 SQ. FT.
0.20 ACRES
NO SCALE



Drainage OK
Dave OK
Rich Davis
7-20-07