

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. N

Building Address 3023 A Autumn Glenn No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-163-⁹⁰⁻⁰⁰¹89-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1538
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel _____
 Filing 1 Block 4 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Autumn Glenn LLC
 Address P.O. Box 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 P.O. Box 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: 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 DEVELOPEMENT DEPARTMENT STAFF			
ZONE <u>R-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 req'd</u>		
Voting District <u>E</u>	Driveway Location Approval <u>PD isid</u> (Engineer's Initials)	<u>Basements not permitted, 1/2 basements 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 Steve Vaytilla Date 12/14/07 MAR 12 2008
 Department Approval PD Gaylen Hardison Date 3/12/08 TB

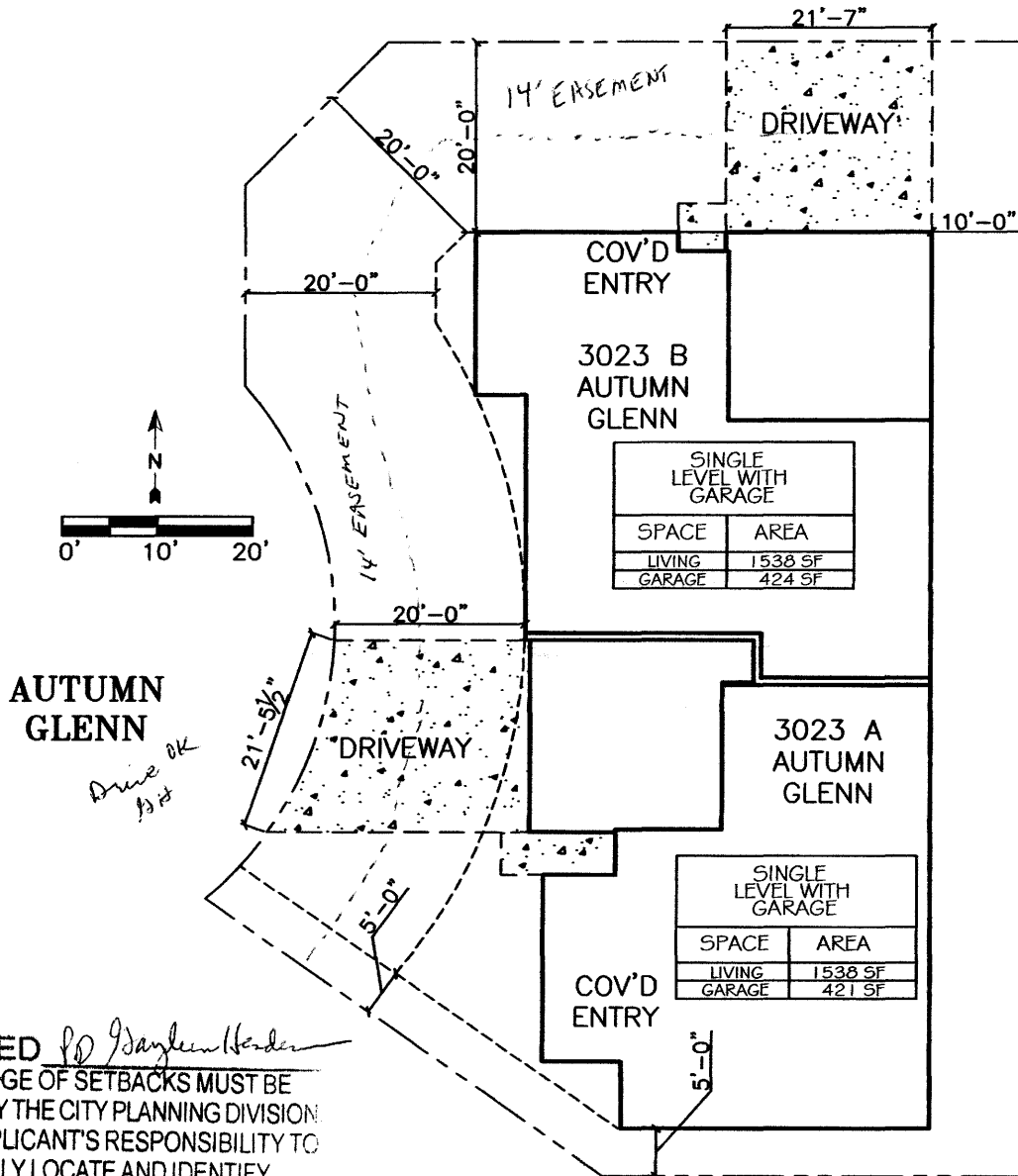
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>20936</u>
Utility Accounting <u>C. Bensley</u>	Date <u>3/12/08</u>

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
 3023 A & B AUTUMN GLENN
 GRAND JUNCTION, MESA COUNTY, COLORADO
 TAX ID 2943-163-~~89-002~~ LOT 1 BLOCK 4
 90-001

AUTUMN GLENN *Drive OK 9/18*



ACCEPTED *SD Gayle Horder*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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

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