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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO.	55711-0
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Building Address 3014 Autumn Glenn No. of Existing Bldgs 1 No. Proposed no chg
 Parcel No. 2943-163-91-012 Sq. Ft. of Existing Bldgs 1338 Sq. Ft. Proposed _____
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 5 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name _____
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): enclosing existing roofed patio area (8'x11')

APPLICANT INFORMATION:

Name JAMES THACKER
 Address 3014 Autumn Glenn
 City / State / Zip GRAND JUNCTION CO 81504
 Telephone 970-523-1398

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 PLANNING STAFF

ZONE R8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

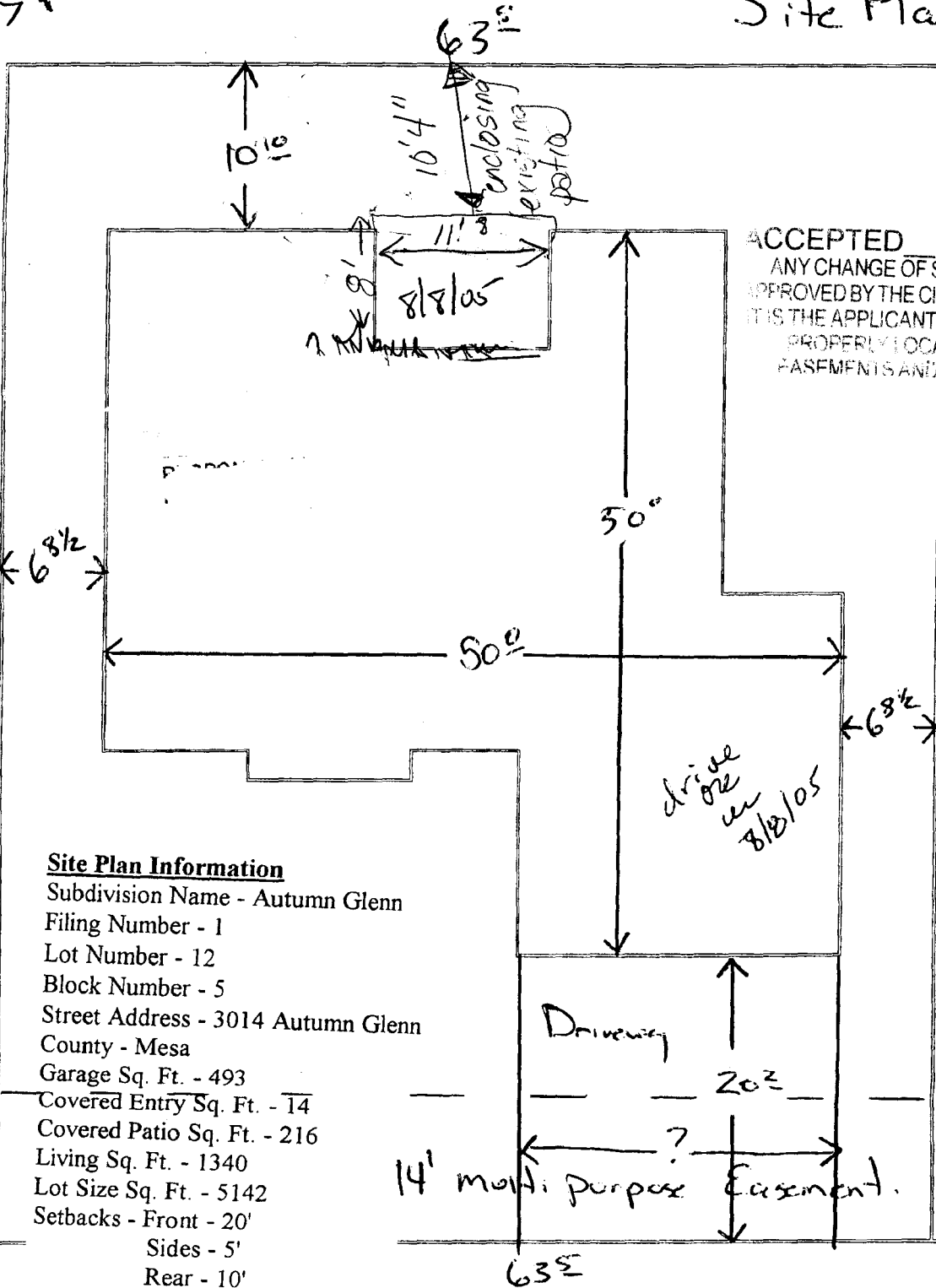
Applicant Signature James Thacker Date 9/25/09
 Planning Approval C McKee Date 9/25/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO CHG IN W/S</u>
Utility Accounting <u>Marshall Coe</u>	Date <u>9/25/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Hickory

Site Plan



ACCEPTED
 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.

Site Plan Information

- Subdivision Name - Autumn Glenn
- Filing Number - 1
- Lot Number - 12
- Block Number - 5
- Street Address - 3014 Autumn Glenn
- County - Mesa
- Garage Sq. Ft. - 493
- Covered Entry Sq. Ft. - 14
- Covered Patio Sq. Ft. - 216
- Living Sq. Ft. - 1340
- Lot Size Sq. Ft. - 5142
- Setbacks - Front - 20'
- Sides - 5'
- Rear - 10'

Driveway
 20'
 14' multi purpose Easement.
 63'

Autumn Glenn