

FEE \$	10
TCP \$	2554
SIF \$	460

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

BLDG PERMIT NO.
~~DEFERRED FEES~~
 X

Building Address 3003 N1/4 Road No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 163-95-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1529
 Subdivision Autumn Glenn Sq. Ft. of Lot / Parcel 5548
 Filing 2 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2026 2,572 ϕ
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Autumn Glenn LLC
 Address P.O. Box 3200
 City / State / Zip Grand Junction, CO
81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Jan McKee
 Address ~~same~~ P.O. Box 3200
 City / State / Zip Grand Junction, CO
81502
 Telephone 234-3350

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES:

New Home
Engineered Foundations Required
Basements not permitted - 1/2 basements only by geotechnical engineer

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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District A C Driveway Location Approval [Signature] Special Conditions Engineered Foundations Required
 (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 Jan McKee Date 4/23/09
 Planning Approval WS C McKee Date 12/17/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21576</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/17/09</u>		

DEFERRED FEES
 6/24/10
 132020
 JR

SITE PLAN

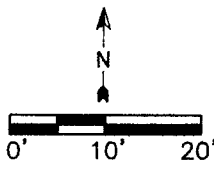
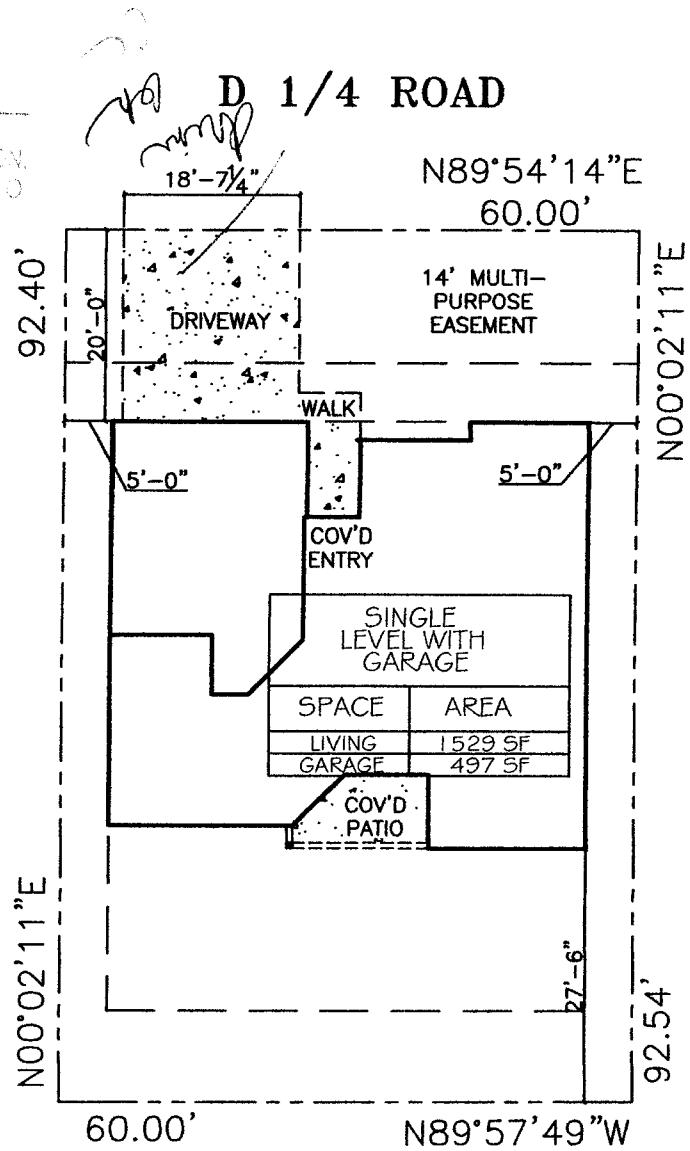
DAVIDSON HOMES
AUTUMN GLENN SUBDIVISION II

3003 D 1/4 ROAD

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID 2943-163-95-002 LOT 3 BLOCK 1

ACCEPTED *WS*
 [Faint text and signatures]



LOT 3
BLOCK 1
5548 SQ. FT.
0.127 ACRES

SPACE	AREA
LIVING	1529 SF
GARAGE	497 SF

RSF - 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