

FEE \$	<i>Fees previously paid 5/5/09</i>
TCP \$	
SIF \$	

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

BLDG PERMIT NO. ~~1234~~  
*New site plan*

Building Address 3005 D 1/4 Road  
 Parcel No. 2943-163 95003  
 Subdivision Autumn Glenn  
 Filing 2 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1456  
 Sq. Ft. of Lot / Parcel 5548  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1929 2,543 ~~0~~  
 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 Dan McKee  
 Address P.O. Box 3200  
 City / State / Zip Grand Junction, CO  
8,502  
 Telephone 234-3350

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: New Home

**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 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 C Driveway Location Approval PD 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 Dan McKee Date 11/23/09  
 Planning Approval PD Wendy Spurr Date 12/14/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>W/O 21402</u>
Utility Accounting <u>Other</u>	Date <u>12/17/09</u>		

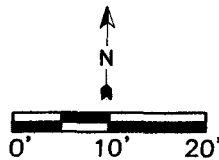
# SITE PLAN

DAVIDSON HOMES  
AUTUMN GLENN FILING II  
3005 D 1/4 ROAD

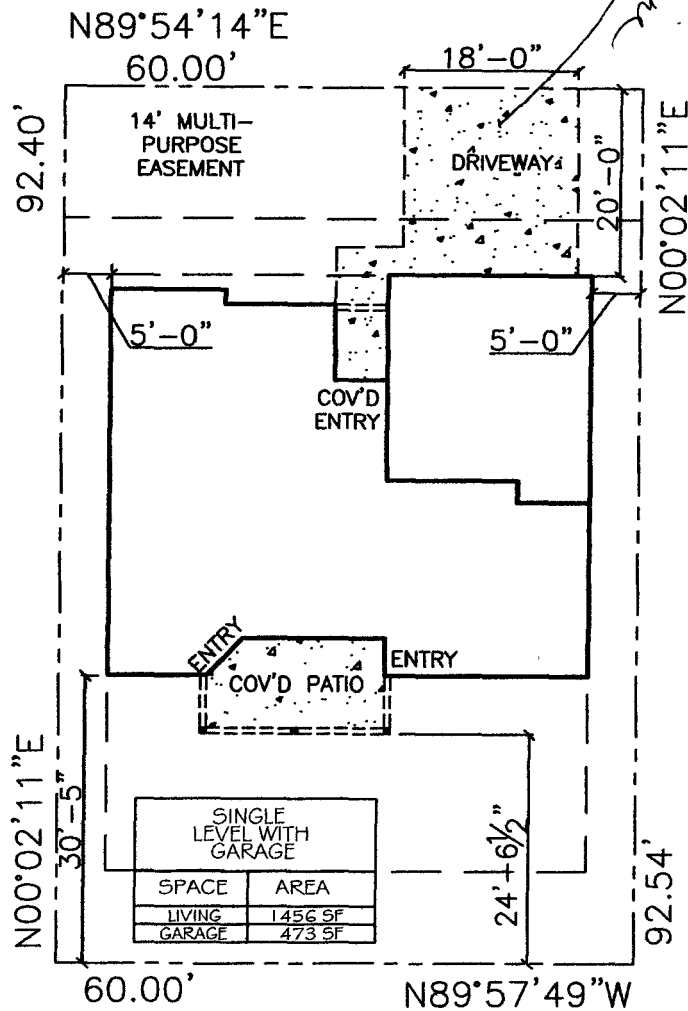
GRAND JUNCTION, MESA COUNTY, COLORADO  
TAX ID 2943-163-95-003 LOT 3 BLOCK 1

ACCEPTED *Wendy Spurr*  
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 NEIGHBORLY LINES.

D 1/4 ROAD



LOT 3  
BLOCK 1  
5548 SQ. FT.  
0.127 ACRES



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

1/20/2009 2:41:12 PM

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
 Community Development Department

BLDG PERMIT NO. 7

*VOID*  
*Revised Site Plan*

Building Address 3005 D'14 Rd  
 Parcel No. 2943-16395-003  
 Subdivision Autumn Glenn  
 Filing 2 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1682  
 Sq. Ft. of Lot / Parcel 5548  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2198 1720 (1682 + 516)  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Autumn Glenn LLC  
 Address 239 N. 12th St. #10 PMB9233  
 City / State / Zip Grand Junction, CO 81501

**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 PMB9233  
 City / State / Zip Grand Junction, CO 81501  
 Telephone 234-2000

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: New Home

**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>R8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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>PAI</u>		
Voting District <u>C</u> Driveway Location Approval <u>[Signature]</u>	<u>MAY 05 2009</u>		
(Engineer's Initials)	<u>RB</u>	<u>Not in Flood plain</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).

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Applicant Signature [Signature] Date 2/12/09  
 Department Approval [Signature] Date 2/13/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21402</u>
Utility Accounting <u>Over Be</u>	Date <u>5/5/09</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)

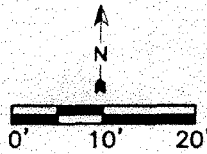
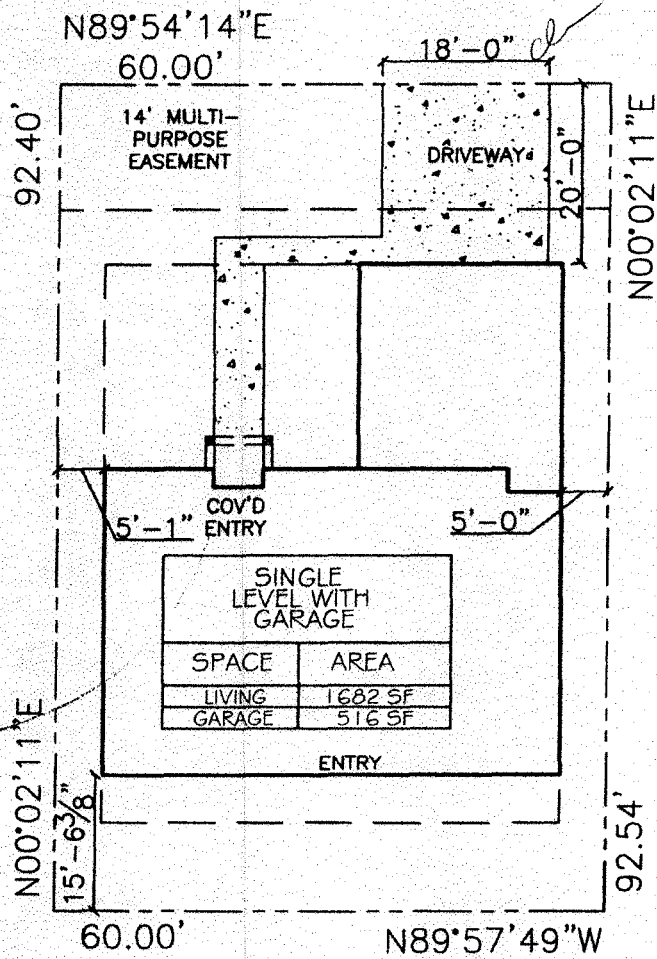
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3005 D 1/4 ROAD

GRAND JUNCTION, MESA COUNTY, COLORADO

TAX ID \_\_\_\_\_ LOT 3 BLOCK 1

## D 1/4 ROAD



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ACCEPTED *[Signature]*  
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