

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

225.00 parks
 Building Address 911 Santa Clara
 Parcel No. Orchard Mesa Heights
 Subdivision 2945-234-03-001
 Filing — Block 13 Lot 7-10

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 760 Sq. Ft. Proposed 2240sf
 Sq. Ft. of Lot / Parcel 13,500 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Doug Retherford
 Address 911 Santa Clara
 City / State / Zip Grand Junction CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Terry Retherford
 Address 1366 13.3 Rd.
 City / State / Zip Loma, CO 81524
 Telephone 970-858-8134

TYPE OF HOME PROPOSED:

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

NOTES: Doublewide duplex
Turning existing house into storage

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 RMF-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 Parking Requirement 2 spaces
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval EJ
 (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).

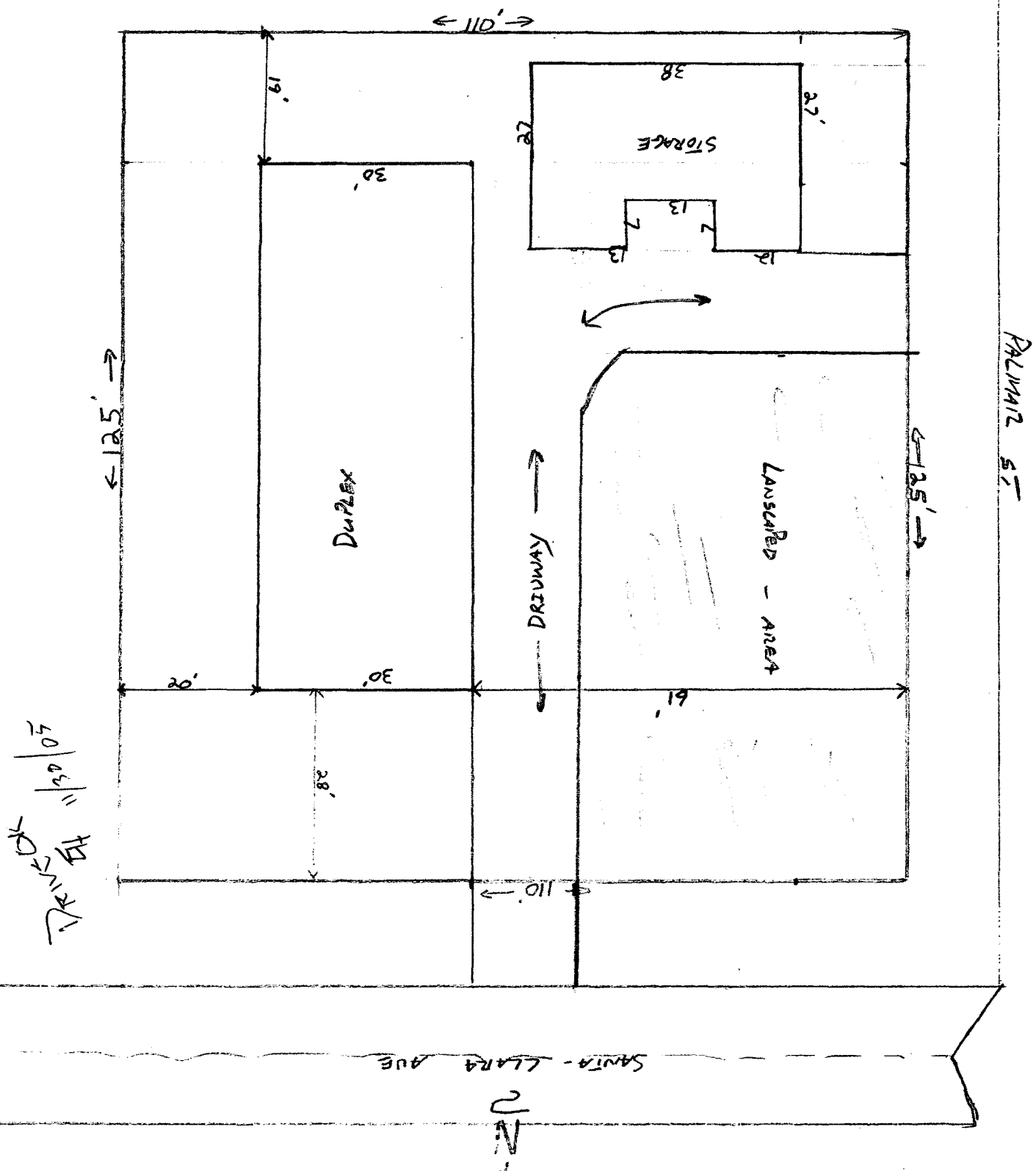
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-27-05
 Department Approval [Signature] Date 11-30-05

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 18602
 Utility Accounting [Signature] Date 11-30-05

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)

ACCEPTED *Usha Nagar 11-30-05*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Senta Costello - Kitchen Removal

From: Senta Costello
To: Randy Keller
Subject: Kitchen Removal
CC: Ivy Williams

Randy,
We've got a request from Terry Retherford to place a modular duplex unit on the property at 911 Santa Clara. The problem is there is already a residence on the lot that the owner wants to use for an outbuilding once the modular is placed. Kathy, Ivy and I discussed the issue yesterday and concluded that they need to remove the stove and disconnect the plumbing in the kitchen, have residence inspected to confirm that these 2 conditions have been met, and then we can issue the planning clearance for the new units. Would you please go out and inspect the "kitchen" for compliance? You can call Mr. Retherford to confirm what you will be looking for and set up an inspection time. His number is 234-8134. Let me know if I can be of any help or need to do anything. Thank you!!!
Senta

858-8134
Terry Retherford
+ Santa Clara +
hold on CO
call 234-8134

Randy Keller

Terry
234-8134

Remove stove & disconnect
Kitchen plumbing