

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 12130 Santa Clara Ave No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-243-28-002 (parent parcel) Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision River Glen Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 1 Block 1 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Trace Homes  
 Address 7860 Valley Ct  
 City / State / Zip DJ CO 8545

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 2-plex

**APPLICANT INFORMATION:**

Name " "  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): 4-plex

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 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  
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundations Required  
 Voting District E Driveway Location Approval RAD (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).

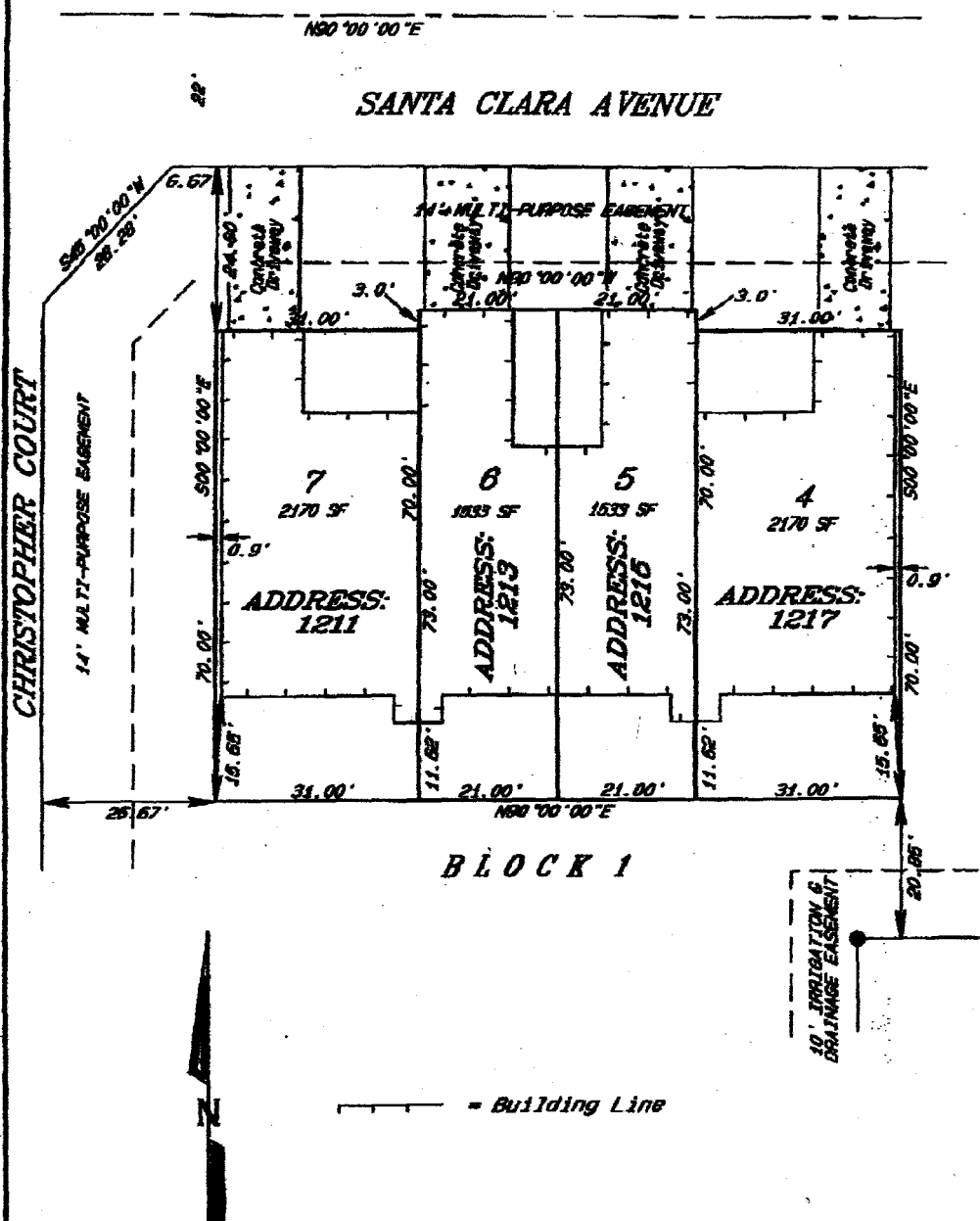
Applicant Signature Monica Duto Date 6/24/05  
 Department Approval M Gaylen Henderson Date 10-14-05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18487  
 Utility Accounting Chula Date 10/14/05

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)

# 4-PLEX SITE PLAN

LOTS 4, 5, 6 & 7, BLOCK 1  
RIVERGLEN SUBDIVISION



SCALE 1" = 20'

LOTS = 7406 SQ. FT.  
BUILDING = 5022 SQ. FT.

Prepared for:  
GRACE HOMES  
REAL ESTATE & CONSTRUCTION, INC.  
786 VALLEY COURT  
GRAND JUNCTION, CO 81505

**4-PLEX SITE PLAN**  
1217, 1215, 1213 & 1211  
SANTA CLARA AVE  
GRAND JUNCTION, CO.

**D H SURVEYS INC.**  
118 OUBAY AVE - GRAND JUNCTION, CO  
(970) 245-8740  
DATE: JUNE 24, 2005

10-14-05  
ACCEPTED *Daylen Henderson*  
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.

*Done OK*  
*Rich Davis*  
6-28-05