

FEE \$ 10.-
 TCP \$ 1500.-
 SIF \$ 292.-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 1250 Santa Clara Ave.

No. of Existing Bldgs 0

No. Proposed 1

Parcel No. 2945 - 243-42-003

Sq. Ft. of Existing Bldgs N/A

Sq. Ft. Proposed 1139

Subdivision Riverglen

Sq. Ft. of Lot / Parcel 1736

Filing _____ Block 2 Lot 3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1139

OWNER INFORMATION:

Height of Proposed Structure _____

Name Grace Hanes

DESCRIPTION OF WORK & INTENDED USE:

Address 786 Valley Ct.

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

City / State / Zip GS CO 81505

APPLICANT INFORMATION:

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

Name Grace Hanes

Address 786 Valley Ct.

City / State / Zip GS CO 81505

NOTES: _____

Telephone 523-5555

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.

DATE
DEC 29 2005

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 NO _____

Side 5' from PL, Rear 10' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions Eng. foundations req'd.

Voting District E Driveway Location Approval UM
 (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] - Agent Date 12/12/05

Department Approval [Signature] Date 12/29/05

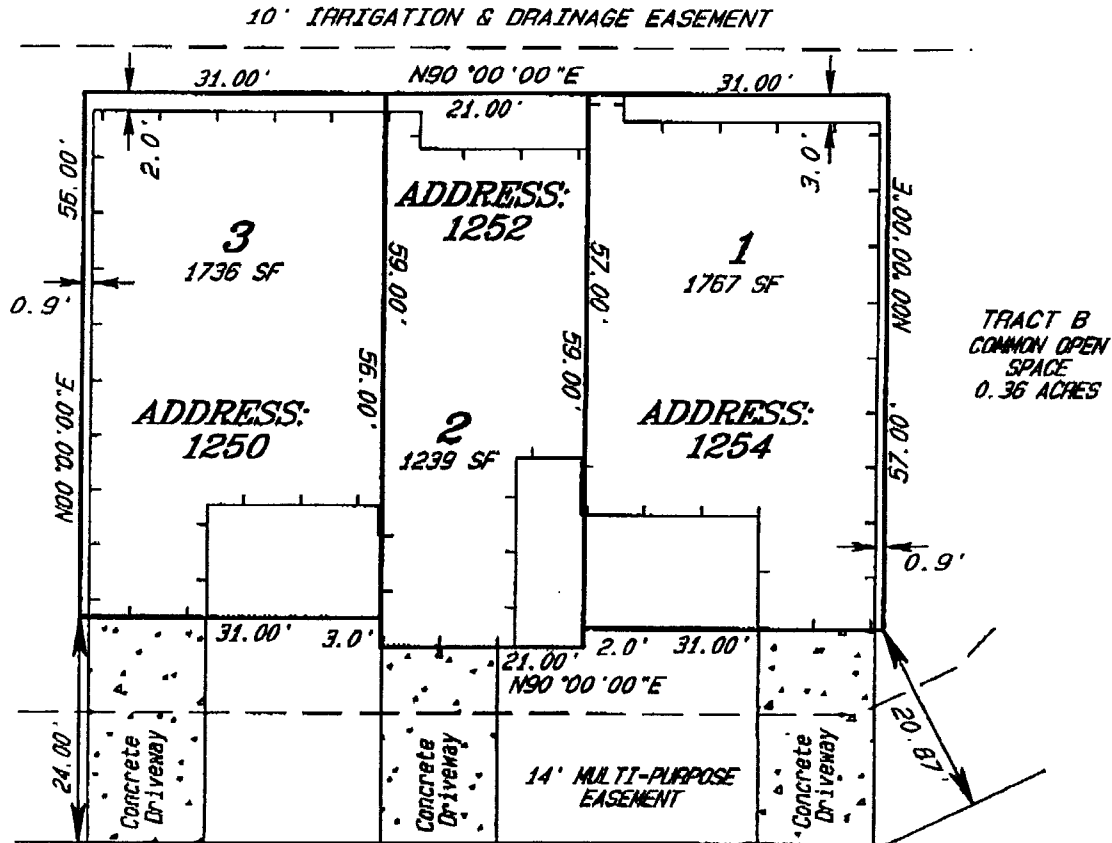
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 18712

Utility Accounting [Signature] Date 12/29/05

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)

3-PLEX SITE PLAN

LOTS 1, 2 & 3, BLOCK 2 RIVERGLEN SUBDIVISION



SANTA CLARA AVENUE

ACCEPTED *W. H. H. 12/29/05*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. FOR APPROVAL. THE RESPONDENT SHALL BE RESPONSIBLE TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

— = Building Line

drive in in 12/23/05

LOTS = 4742 SQ. FT.
BUILDING = 3816 SQ. FT.



SCALE: 1" = 20'

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

3-PLEX SITE PLAN 1250, 1252, 1254 SANTA CLARA AVE. GRAND JUNCTION, CO.	
D H SURVEYS INC. 118 OURAY AVE - GRAND JUNCTION, CO (970) 245-8749	
JOB # 708-03-02	DATE: DEC. 21, 2005