

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 1252 Santa Clara Ave.  
 Parcel No. 2945-243-42-002  
 Subdivision Riverglen  
 Filing \_\_\_\_\_ Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1465  
 Sq. Ft. of Lot / Parcel 1239  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1465  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Grace Homes  
 Address 786 Valley Ct.  
 City / State / Zip CO, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Grace Homes  
 Address 786 Valley Ct.  
 City / State / Zip CO, CO 81505  
 Telephone 523-5555

**\*TYPE OF HOME PROPOSED:**

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

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
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>Eng foundations req'd</u>
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u> (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).

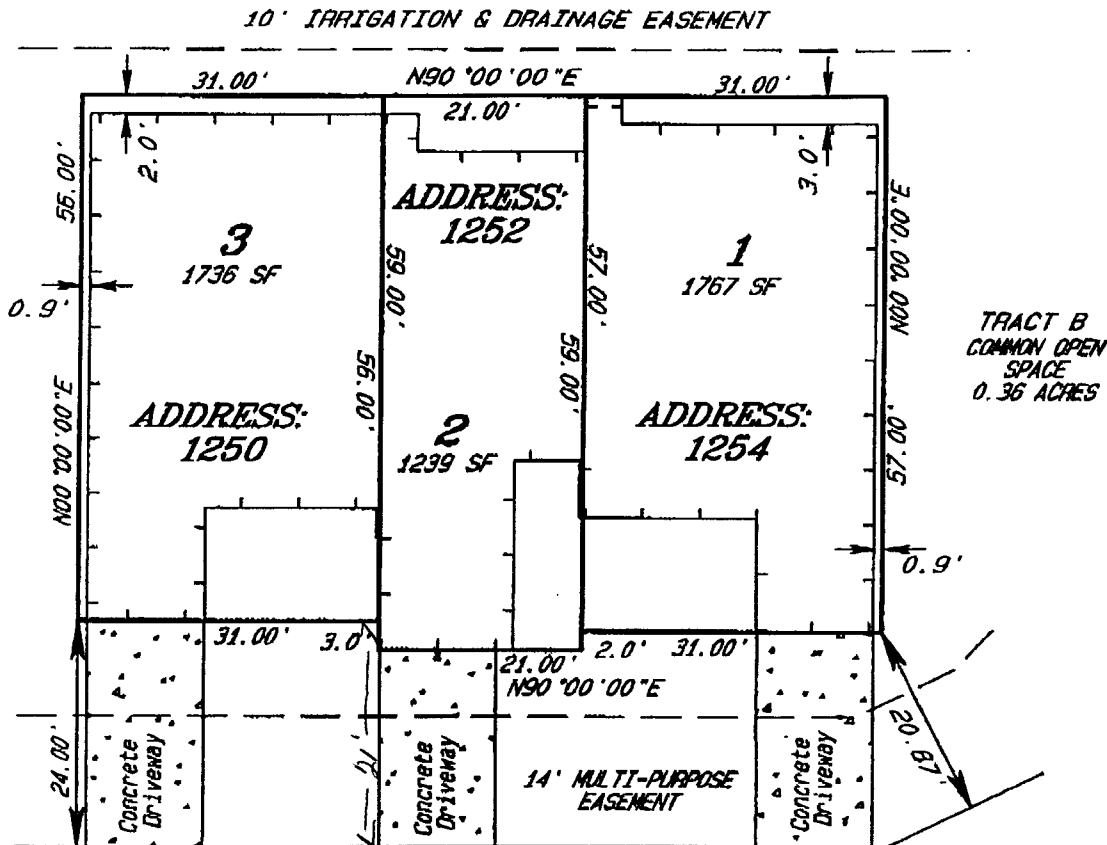
Applicant Signature [Signature] - Agent Date 12/12/05  
 Department Approval [Signature] Date 12/29/05

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18713</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/29/05</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)

# 3-PLEX SITE PLAN

## LOTS 1, 2 & 3, BLOCK 2 RIVERGLEN SUBDIVISION



SANTA CLARA AVENUE

ACCEPTED *KW* *12/29/05*

ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. THE PLANNING  
 DEPARTMENT'S  
 RESPONSIBILITY IS TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

— = Building Line

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

*done*  
*12/23/05*



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