

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 1253 Monte Clare Ave. No. of Existing Bldgs 0 No. Proposed 31
 Parcel No. 2945-243-28-002 (parent parcel) Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Reverden Sq. Ft. of Lot / Parcel 5904 SF
 Filing 1 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Grace Homes
 Address 780 Valley Ct.
 City / State / Zip G.G. CO. 8505

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

APPLICANT INFORMATION:

Name 11 11
 Address _____
 City / State / Zip _____
 Telephone _____

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

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>7090</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>3.5'</u>	Special Conditions <u>Engineered Foundations Required</u>
Voting District <u>E</u> Driveway Location Approval <u>RAFD</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).

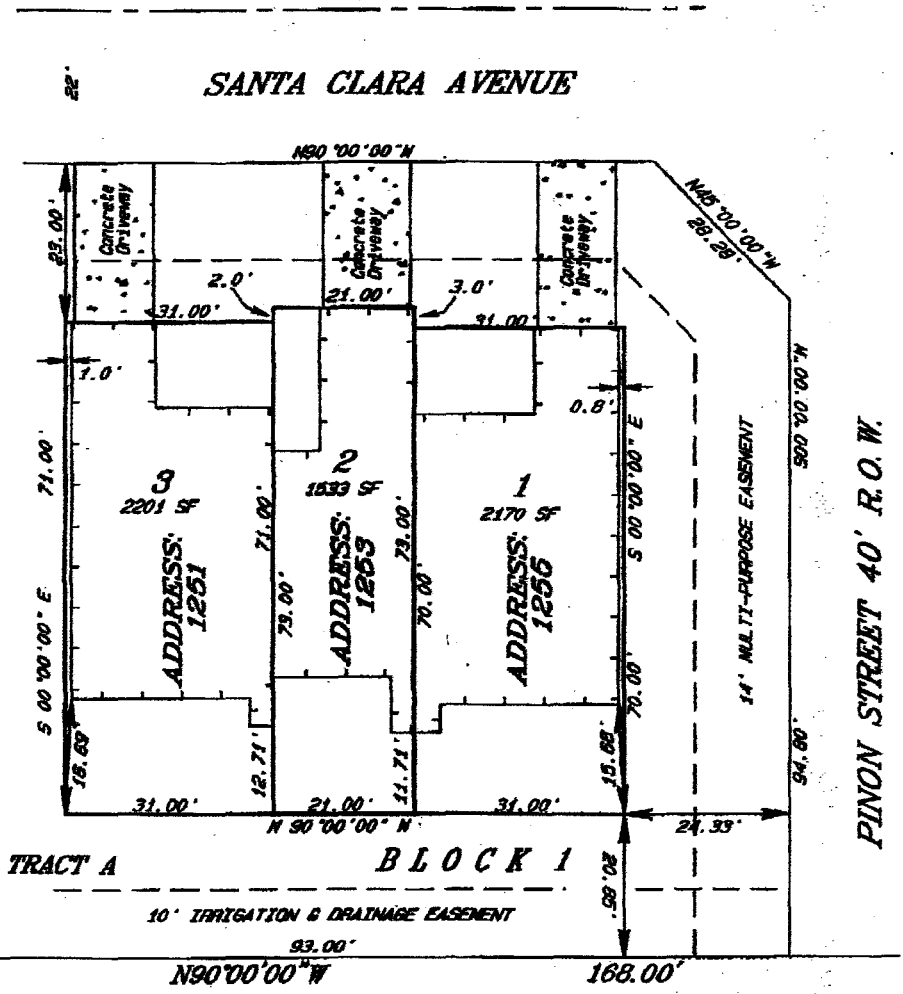
Applicant Signature Monica Pitter Date 6/24/05
 Department Approval M. Y. Ishaq Date 7/19/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18274</u>
Utility Accounting <u>Older</u>	Date <u>7/19/05</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 1 RIVERGLEN SUBDIVISION



TRACT A

BLOCK 1

— = Building Line

LOTS = 5904 SQ. FT.
BUILDING = 3873 SQ. FT.



SCALE: 1" = 20'

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

3- PLEX SITE PLAN
1256, 1253 & 1251
SANTA CLARA AVE.
GRAND JUNCTION, CO.
D H SURVEYS INC.
118 OURAY AVE - GRAND JUNCTION, CO
(970) 245-8748
DD & DR-12-02 DATE: JUNE 24, 2005

ACCEPTED
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

Handwritten signature
7/19/05

*Done OK
Track Down
6-28-05*