

FEE \$ 100.-
 TCP \$ 1500.-
 SIF \$ 292.-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 1254 Santa Clara Ave.
 Parcel No. 2945 - 243 - 42 - 001
 Subdivision Riarglen
 Filing _____ Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1139
 Sq. Ft. of Lot / Parcel 1767
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1139
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Grace Hones
 Address 786 Valley Ct.
 City / State / Zip GJ CO 81505

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

APPLICANT INFORMATION:

Name Grace Hones
 Address 786 Valley Ct.
 City / State / Zip GJ 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. foundation 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).

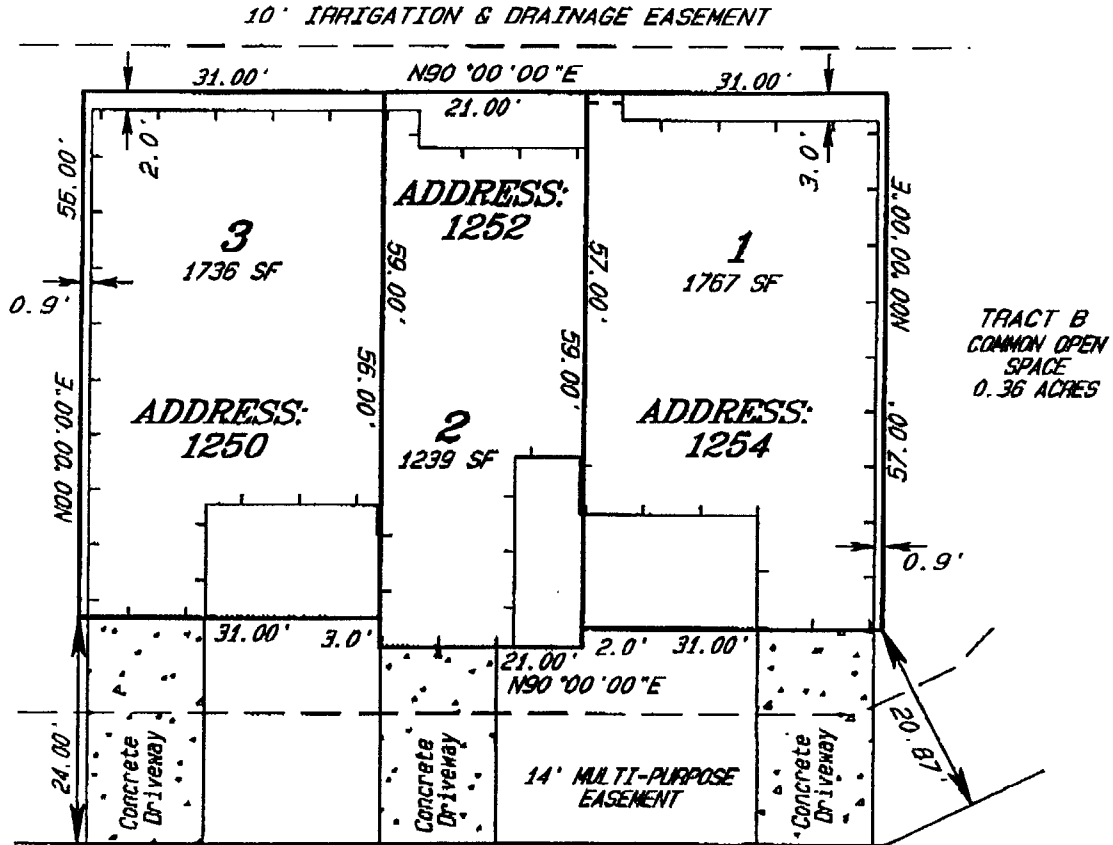
Applicant Signature [Signature] - Agent Date 12/12/05
 Department Approval [Signature] Date 12/29/05

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18714</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



KV
ACCEPTED *Maria Wagner* 12/29/05
ALL CHANGES MUST BE
PLANNING
= Building Line
EASEMENTS
AND PROPERTY LINES.

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