

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

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

CFH  
 Building Address 1255 Santa Clara  
~~1255 1253 1251 Ave.~~  
 Parcel No. 2945-243-28-002 (parent)  
 Subdivision River Glen  
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 5904 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

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

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Grace Homes  
 Address 786 Valley Ct  
 City / State / Zip Grand Junction CO  
 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 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 \_\_\_\_\_ Driveway Location Approval WE (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).

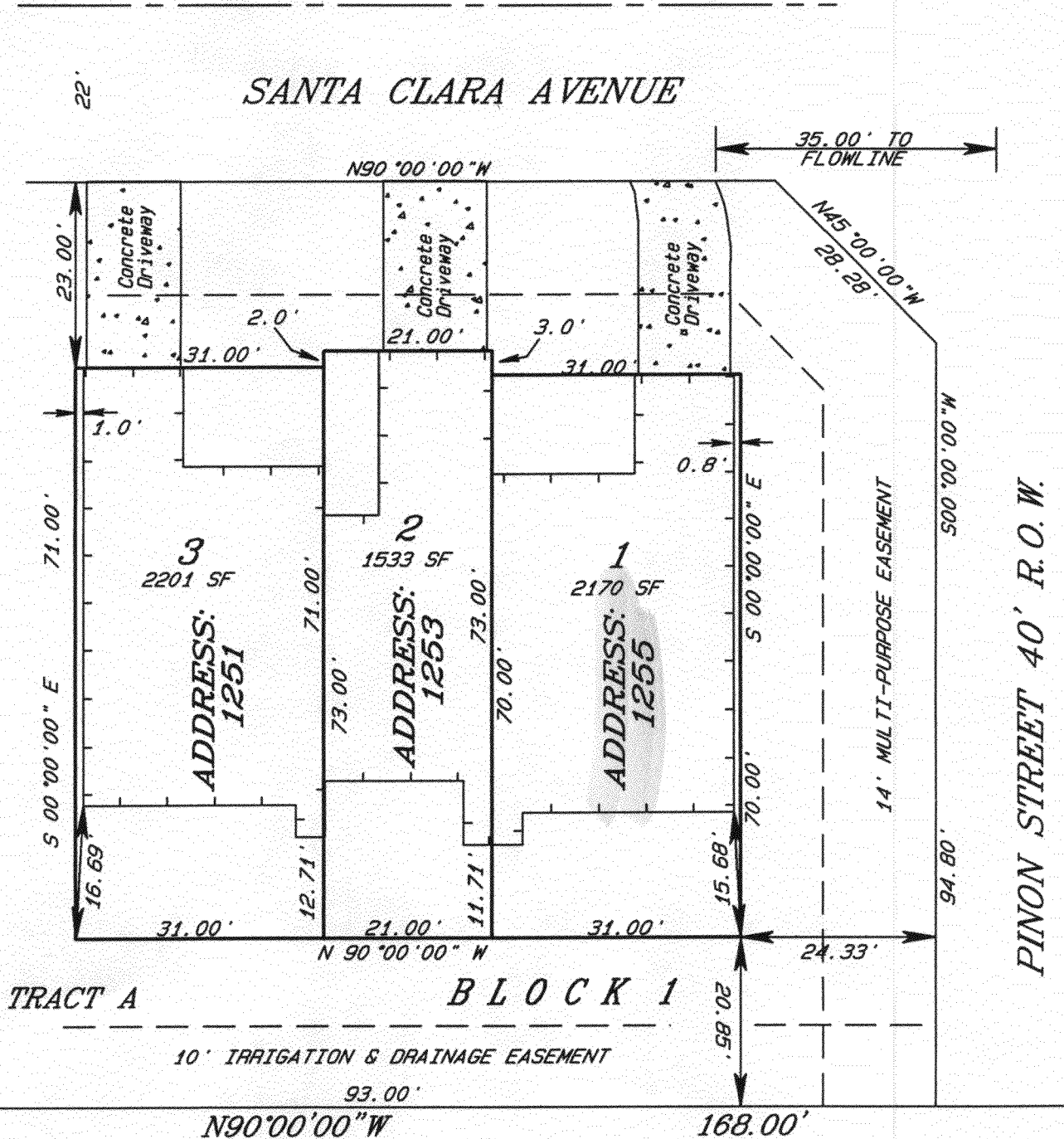
Applicant Signature Monica Soto Date 6/24/05  
 Department Approval M. W. W. W. W. Date 7/19/05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18076  
 Utility Accounting [Signature] Date 7/19/05

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 1  
RIVERGLEN SUBDIVISION



TRACT A

BLOCK 1

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.

= Building Line

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

*drive  
on  
7/11/05*



SCALE: 1" = 20'

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

3-PLEX SITE PLAN  
1255, 1253 & 1251  
SANTA CLARA AVE.  
GRAND JUNCTION, CO.  
D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO  
(970) 245-8749  
JOB # 708-03-02 | DATE: JUNE 24, 2005