

FEE \$	70.00
TCP \$	N/A
SIF \$	N/A

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 128 Santa Fe Drive  
 Parcel No. 2943-012-01-031  
 Subdivision Mantey Heights  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 2712 Sq. Ft. Proposed 1935  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Russell Conner  
 Address 128 Santa Fe Drive  
 City / State / Zip Grand Junction, CO 81501

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

**APPLICANT INFORMATION:**

Name MICHAEL ONEY  
 Address 115 N. FIFTH ST., STE 409  
 City / State / Zip Grand Junction, CO 81501  
 Telephone 254-9089

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

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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).

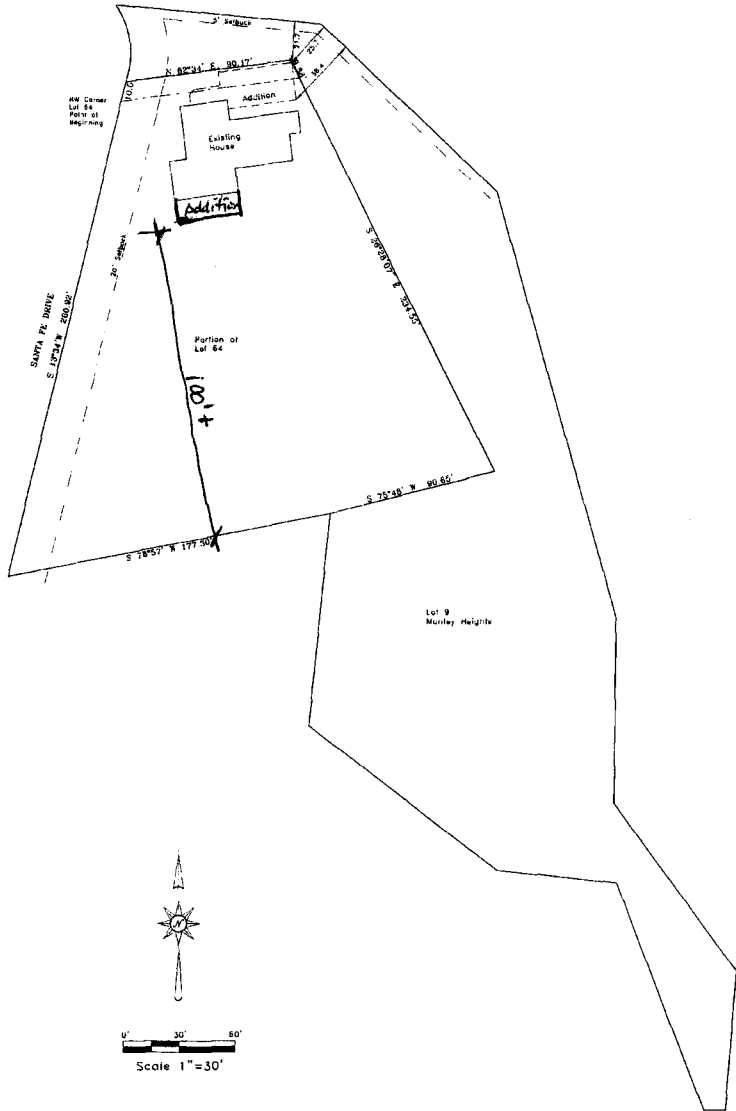
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Michael Oney Date 10/26/05  
 Department Approval Alisa Magar Date 10/26/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>_____</u>	Date <u>10/26/05</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)

# 128 SANTA FE DRIVE



**PROPERTY DESCRIPTION**  
 Lot 8 of Manley Heights and that portion located in Block 10-9 of Plats 140-141 are a sector parcel of land situated in Lots 84 and 9, Manley Heights described as follows:  
 Beginning at the NW corner of said Lot 84 and proceeding East the West line of Lot 84 a distance of 100 feet to a point on the NE corner of said Lot 84, thence N 12° 24' W along the West line of said Lot 84 100 feet to a point on the West line of said Lot 84, thence S 26° 29' E along said interior of 84 feet to the NE corner of said Lot 84, thence continuing S 26° 29' E along said East line of said Lot 84 234.35 feet to the corner of said Lot 84, thence an angle point to the East line of said Lot 84, thence continuing along said East line S 75° 48' E 50.56 feet to a corner of said Lot 84, also being an angle point on the East line of said Lot 84, thence leaving said East line S 75° 57' W 177.30 feet to a point on the West line of Lot 84, thence N 12° 24' E along the West line of said Lot 84 260.92 feet to the point of beginning, Mesa County, Colorado.

**ACCEPTED** *Archie Anagnos 10/20/05*  
**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.**

**PLOT PLAN**

128 Santa Fe Drive  
 Owner property

NOTICE: Accuracy is guaranteed here only, and no other any legal action taken when any errors in this survey within three years after the date of recording. No other party who may claim to be the owner of the land surveyed is bound by the measurements shown here unless they have been verified by a public official.

**Monument Surveying Co.**  
 710 South  
 Grand Avenue, CO 81601  
 (970) 244-1189 Fax (970) 244-4024

DESIGNED	FIELD APPROVAL	BEH
DRAWN	TECHNICAL APPROVAL	
CHECKED	APPROVED	10/24/05
PREPARED FOR	JOB NO	

Steve Oney