

FEE \$ 10.00

TCP \$

SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2463 F¹/₄ Road

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-044-10-099 & 096

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 12 x 10

Subdivision Glen @ Copper View

Sq. Ft. of Lot / Parcel 10,3 AC + 10.00 AC

Filing Phase I Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Height of Proposed Structure _____

Name _____

DESCRIPTION OF WORK & INTENDED USE:

Address _____

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): pick up all utilities including phone, elec, sewer water - etc -

City / State / Zip _____

APPLICANT INFORMATION:

Agent for Buyer

TYPE OF HOME PROPOSED:

Name Staten Holding Corp

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): modular sales OFFICE

Address 676 39 Road

City / State / Zip Palmole, Colorado

NOTES: Unit is IBC approved

Telephone 970 250 0551 / 241-2909

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 PD

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side _____ from PL Rear _____ from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

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 [Signature]

Date 12/16/05

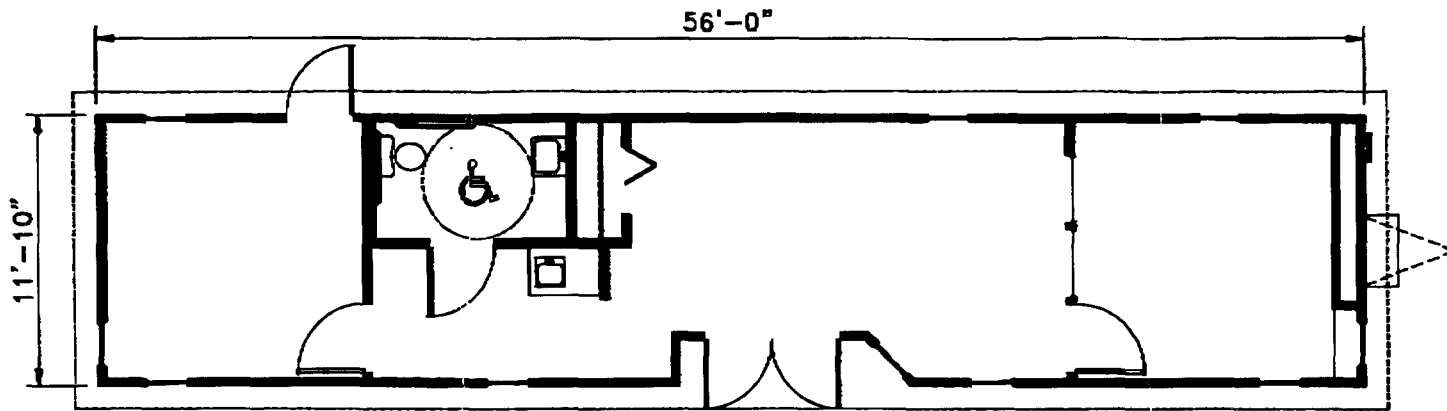
Department Approval [Signature]

Date 3-29-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18473

Utility Accounting Kate Gilsbary Date 3/30/06

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)



*I-B.C APPROVED - FOUNDATION PLAN
(Floor PLAN) H.C. CROSS*

Specifications

Size(s)

- 60' Long (including hitch)
- 56' Box size
- 12' Wide
- 8' Ceiling height

Interior Finish

- Large display/reception area
- Private office
- Carpeting throughout
- Vinyl covered panel/gyp walls

Furniture

- Built in furniture is available upon request (additional costs may apply)

Electric

- Fluorescent ceiling lights
- Breaker panel 100 amp, 120/240 v, 1 PH

Windows/Door

- Large glass windows
- Recessed front entry French door w/standard lock
- Metal rear door w/standard lock & deadbolt

Heating and Cooling

- Central HVAC

Exterior Finish/Frame

- Wood siding
- I-beam frame
- Removable hitch available on request
- Mansard exterior

Additional floor plans available. Floor plans and specifications may vary from those shown and are subject to in-stock availability.



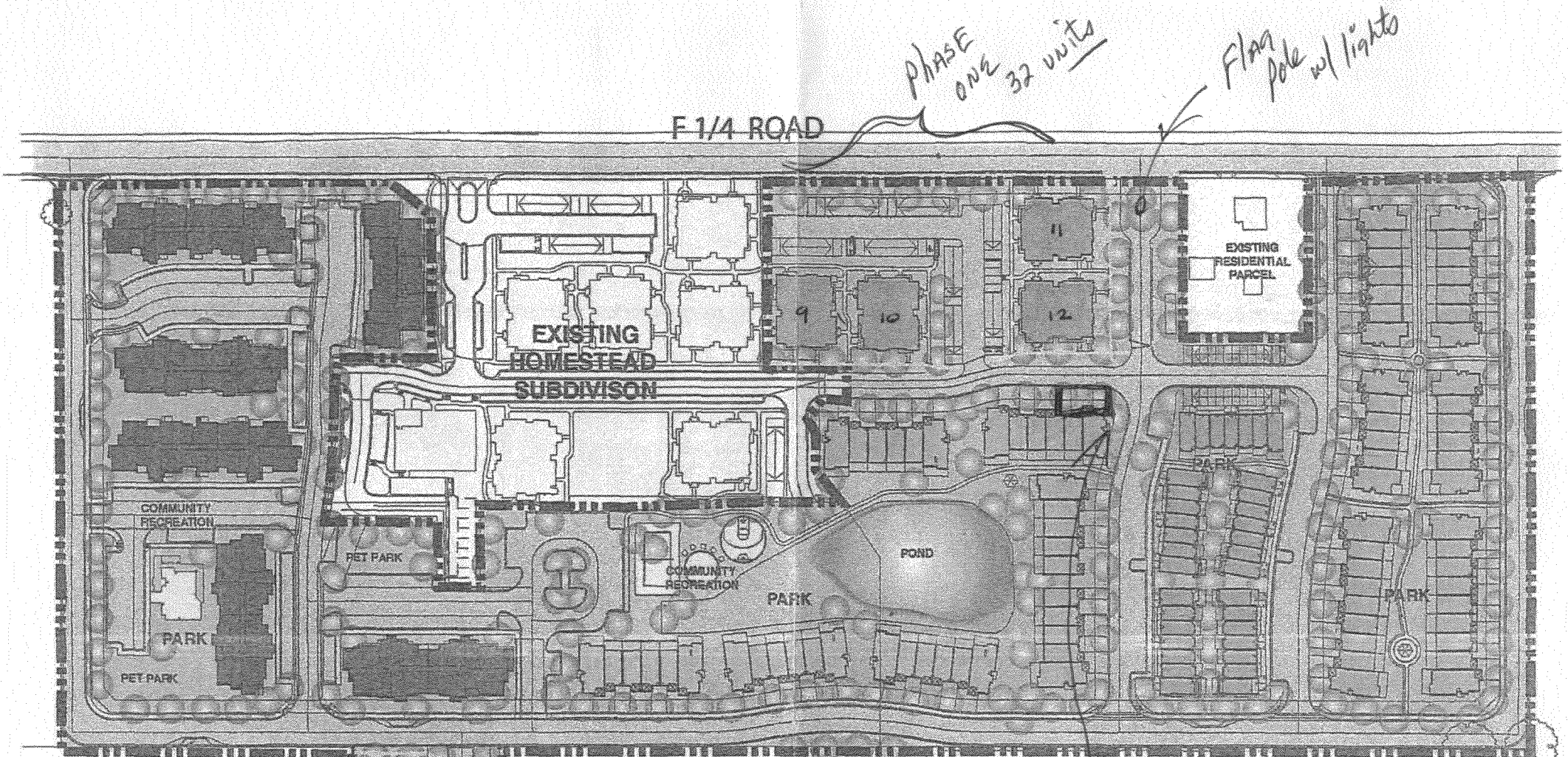
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DATA

BLDG TYPE	QUANTITY	UNITS	% MIX
Condo	11	144	49%
Towne #1	4	32	11%
Towne #2	4	35	12%
Towne #3	12	84	28%
TOTAL		295	100%

DENSITY
 Achieved: 14.0 DU/A = (±) 295 Units
 SITE (±) 20.942 Acres

DESIGN GOALS/AMENITIES:

- Landscaped entrance feature
- Multiple Parks - Each over an acre in size with active and passive uses.
- 2 Pet parks
- Pedestrian path way system
- Landscape features
- Picnic areas
- Pedestrian safe street crossings
- Extensive buffering
- More than 9 acres of park-like open space
- Use of "green" building practices
- Use of Xeriscape principals with native/near native vegetation for water conservation & drought tolerance

ACTIVITY AREAS INCLUDE:

- Multiple outdoor recreation centers with...
- Picnic areas
- Tot Lots
- Sand Volleyball Courts
- Gazebos
- Pathway system for exercising

DIAGRAM #2

CONCEPT #2.4

THE GLENS AT CANYON VIEW PLANNED DEVELOPMENT

2459 F 1/4 Road, Grand Junction, CO

Plan is not to scale.

Information is approximate and subject to change.

6-08-05

Genesis Designs: Architecture + Planning, P.C. Ph. 970-245-6093 Fax 970-245-7568

ACCEPTED *J. V. Brown*
 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.