

FEE \$ 10.00  
 TCP \$ 1539.00  
 SIF \$ 460.00

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
Community Development Department

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

Building Address 1210 Santa Clara Ave.  
 Parcel No. 2945-243-42-005  
 Subdivision Riverglen  
 Filing \_\_\_\_\_ Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1139  
 Sq. Ft. of Lot / Parcel 1860  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1139  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter LLC  
 Address 786 Valley Ct.  
 City / State / Zip GS CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Grace Hoos  
 Address 786 Valley Ct.  
 City / State / Zip GS CO 81505  
 Telephone 523-5555

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Multi-Family

**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 <input checked="" type="checkbox"/> 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 reqd</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).

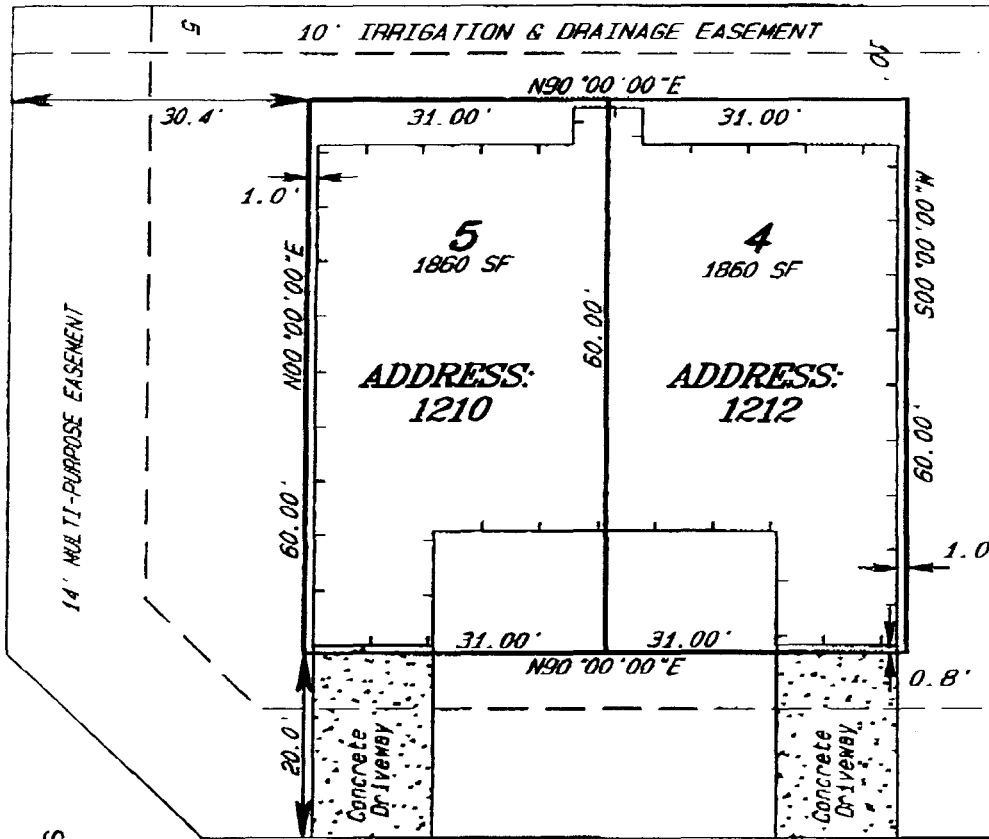
Applicant Signature [Signature] - Agent Date 1/31/06  
 Department Approval [Signature] Date 2-22-06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18855</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/22/06</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)

# DUPLEX SITE PLAN

## LOTS 4 & 5, BLOCK 2 RIVERGLEN SUBDIVISION



SANTA CLARA AVENUE

— = Building Line

LOTS = 3720 SQ. FT.  
BUILDING = 2859 SQ. FT.

*de  
2/3/06*



SCALE: 1" = 20'

2-22-06  
 ACCEPTED *Kathy Valdez*  
 ANY CHANGE OF RECORDS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

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

<b>DUPLEX SITE PLAN</b> 1210 & 1212 Santa Clara Ave. GRAND JUNCTION, CO.	
<b>D H SURVEYS INC.</b> 118 OURAY AVE - GRAND JUNCTION, CO (970) 245-8749	
JOB # 708-03-02	DATE: JAN. 30, 2006