

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 1212 Santa Clara Ave.
 Parcel No. 2945-243-42-004
 Subdivision River Glen
 Filing _____ Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs NA 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 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: 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 <input type="checkbox"/>		
Side <u>5'</u> from PL	Parking Requirement <u>2</u>		
Rear <u>10'</u> from PL	Special Conditions <u>Eng foundation req'd</u>		
Maximum Height of Structure(s) <u>35'</u>			
Voting District <u>E</u>	Driveway Location Approval <u>CE</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] Date 1/31/06
 Department Approval [Signature] Date 2-22-06

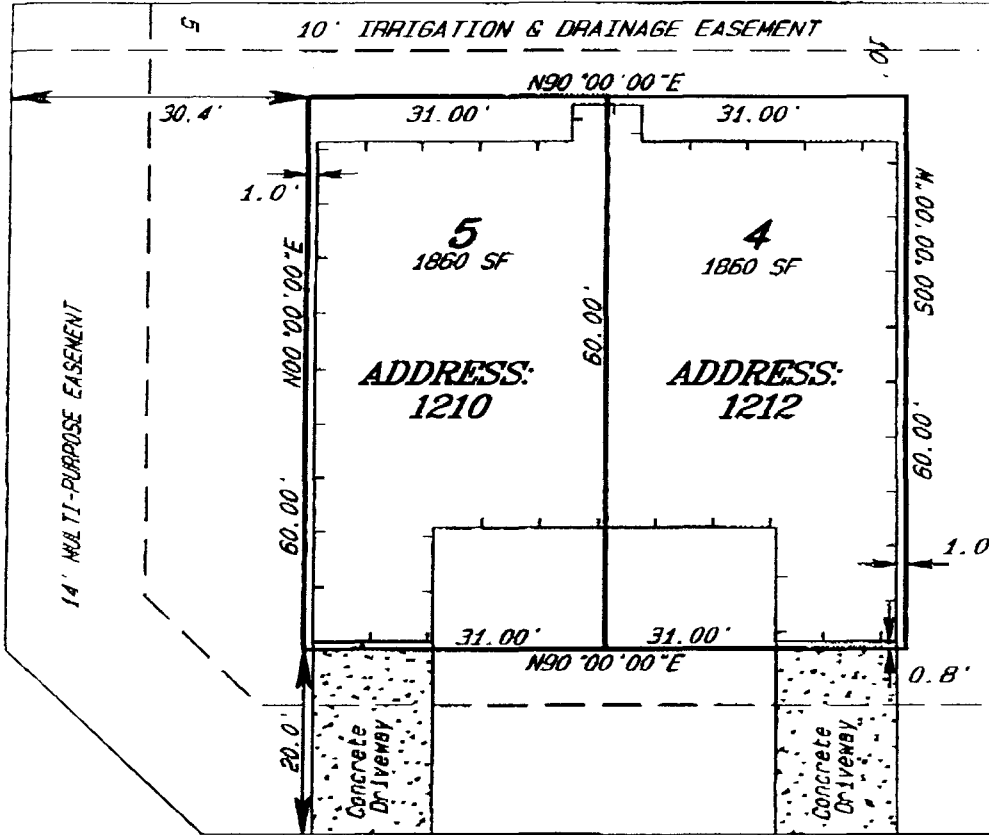
Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>18856</u>
Utility Accounting <u>[Signature]</u> Date <u>2/22/06</u>

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

CHRISTOPHER WAY



SANTA CLARA AVENUE

— = Building Line

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

*drive
in
2/3/06*



SCALE: 1" = 20'

DeeAnn Henderson 2-22-06

ACCEPTED *Kathy Valdez*
 ANY CHANGES OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE SETBACKS
 ARE CONSIDERED TO BE THE
 LOCATE AND SETBACKS COMMENTS
 AND PROPERTY LINE.

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

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