

FEE \$ 70.00
 TCP \$ 1500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 1660 Christopher Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-243-28-002 (parent) Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision River Glen Sq. Ft. of Lot / Parcel _____
 Filing 1 Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6394 SF
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Grace Homes
 Address 786 Valley Ct.
 City / State / Zip W.J. Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name 11
 Address _____
 City / State / Zip _____
 Telephone _____

***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 E Driveway Location Approval RAH
 (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).

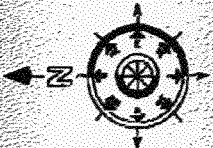
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Monica Kato Agent Date 8/
 Department Approval M. Magan Date 9/14/05 10/3/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18460
 Utility Accounting D. Overholt Date 10/3/05

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)

ACCEPTED *10/3/05*
Char Hall
 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.



NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 2" OF P.P.L. A MIN. 1" PER 10' OF DISTANCE PER LOCAL BUILDING CODE

NOTE: DIMENSION LINES ARE PLOTTED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

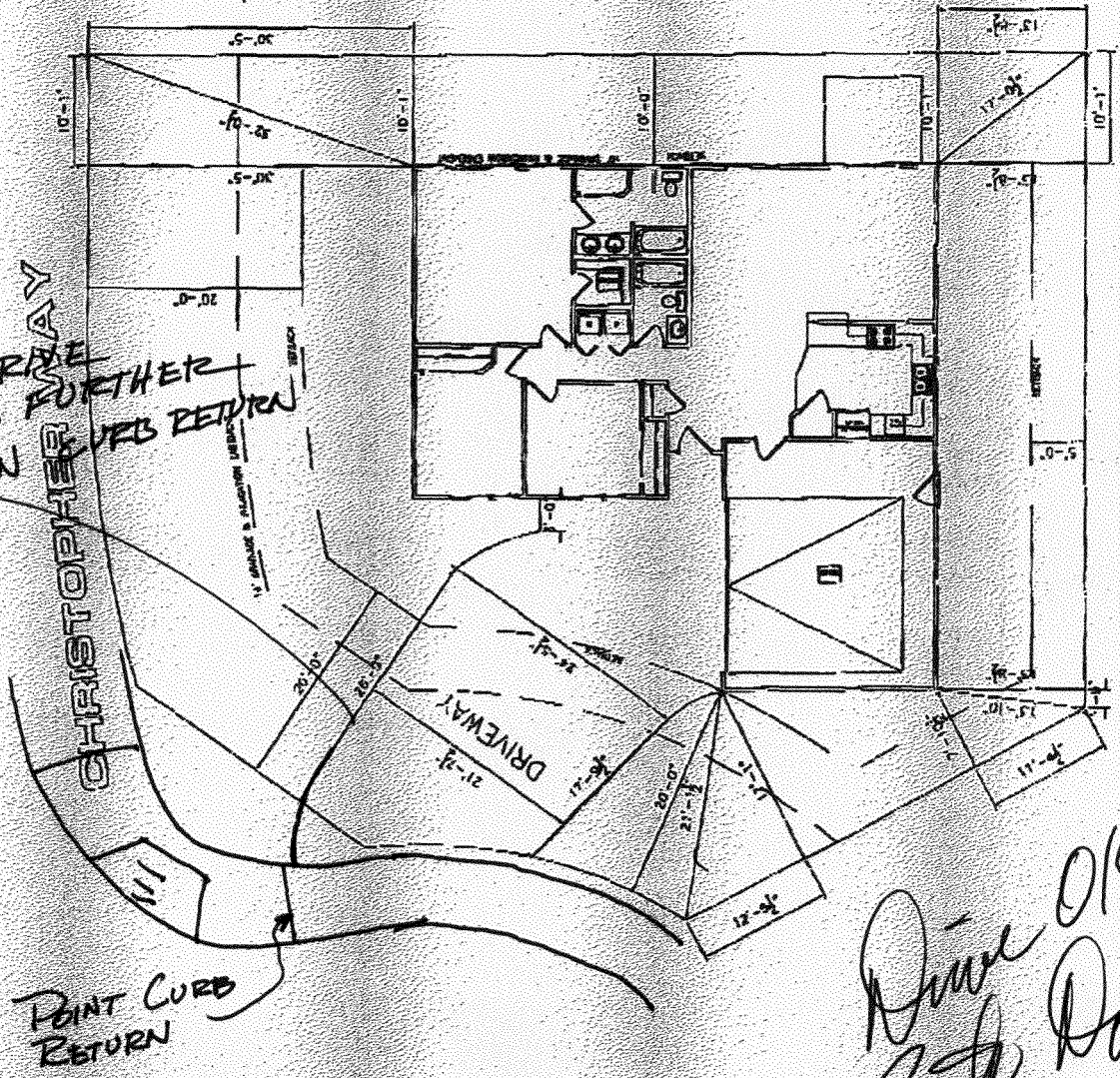
NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

| SITE PLAN INFORMATION | |
|-----------------------|----------------------|
| SUBMISSION NAME | RIVERGLEN |
| TRACING NUMBER | 1 |
| LOT NUMBER | 10 |
| BLOCK NUMBER | 2 |
| STREET ADDRESS | 1600 CHRISTOPHER WAY |
| CITY | WESA |
| CARAGE SQ. FT. | 422 SF |
| COVERED ENTRY SQ. FT. | 56 SF |
| COVERED PATIO SQ. FT. | N/A |
| LIVING SQ. FT. | 1353 SF |
| TOTAL SQ. FT. | 2334 SF |
| SETBACKS (FRONT) | 20' |
| SETBACKS (SIDE) | 10' |
| SETBACKS (REAR) | 10' |

SCALE: 1/8" = 1'-0"

EDGE OF DRIVE CAN BE NO FURTHER WEST THAN CURB RETURN

A-trm Melain

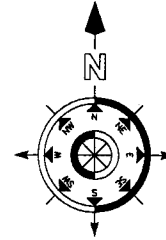
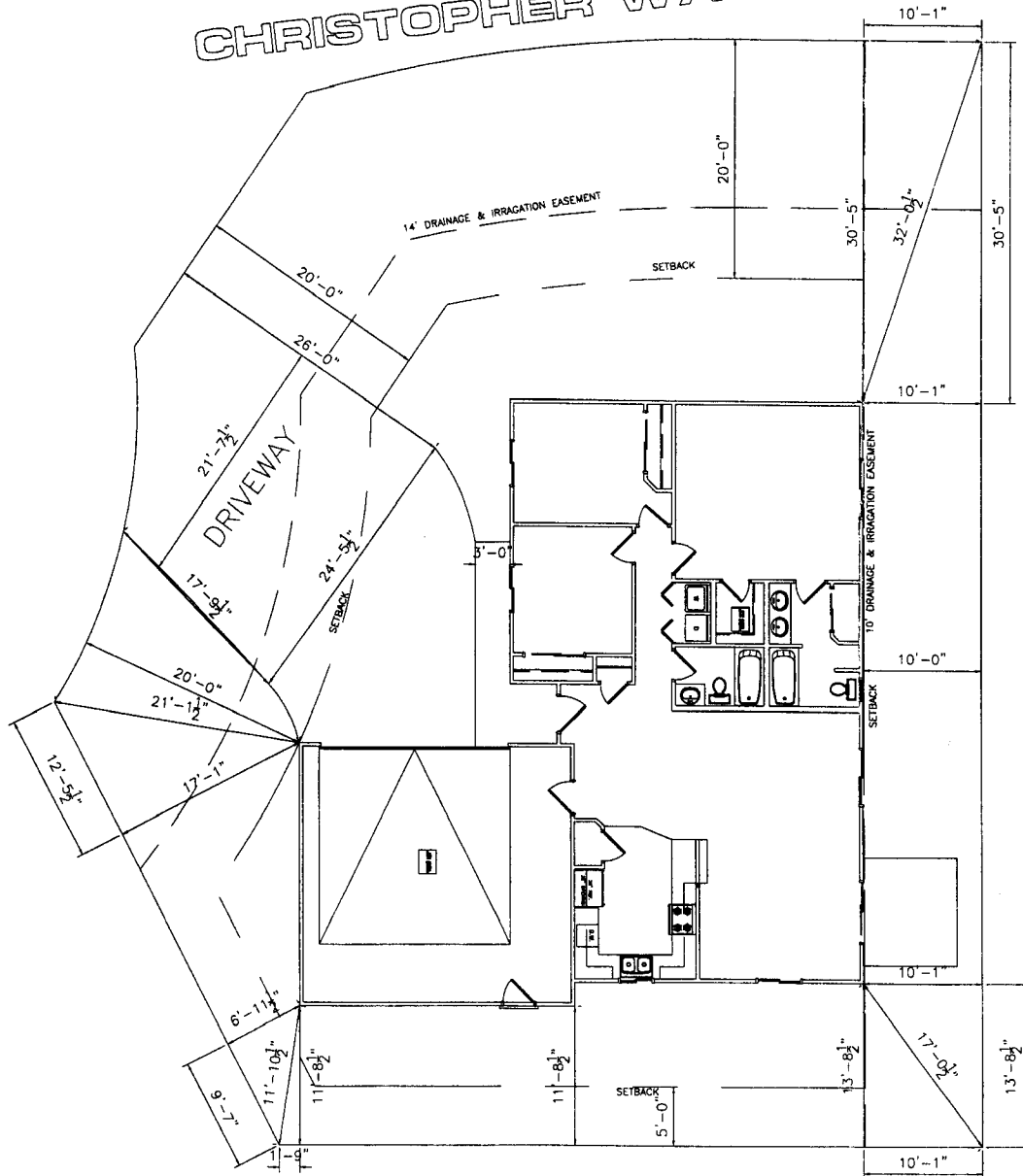


Drive OK as modified
 Keith Jones
 10-3-05

PLANNING DEPARTMENT 1122 S. 11TH ST. WESA, MO 63091 (314) 923-5100

REVISED
10/6/05

CHRISTOPHER WAY



NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

| SITE PLAN INFORMATION | |
|-----------------------|-----------------------------------|
| SUBDIVISION NAME | RIVERGLEN |
| FILING NUMBER | 1 |
| LOT NUMBER | 10 |
| BLOCK NUMBER | 2 |
| STREET ADDRESS | 1660 CHRISTOPHER WAY |
| COUNTY | MESA |
| GARAGE SQ. FT. | 509 SF |
| COVERED ENTRY SQ. FT. | 56 SF |
| COVERED PATIO SQ. FT. | N/A |
| LIVING SQ. FT. | 1363 SF |
| LOT SIZE | 6394 SF |
| SETBACKS USED | FRONT 20' SIDES 5' REAR 10' |

SCALE: 1/16" = 1'-0"

10-7-05
Gayleen Henderson
 ACCEPTED
 ANY ENCROACHMENTS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE PLANNING
 RESPONSIBILITY OF PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.