

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 1713 Christopher Way
 Parcel No. 2945-243-43-007
 Subdivision Riverglen
 Filing _____ Block 3 Lot 87

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 12220 Sq. Ft. Proposed 1222
 Sq. Ft. of Lot / Parcel 1606
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1222
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Grace Hones
 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 Same as Above
 Address _____
 City / State / Zip _____
 Telephone 523-5555

***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 <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 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>TRAD</u> (Engineer's Initials)	<u>Approved per plan</u>

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 10/13/05
 Department Approval [Signature] Henderson Date 11-14-05

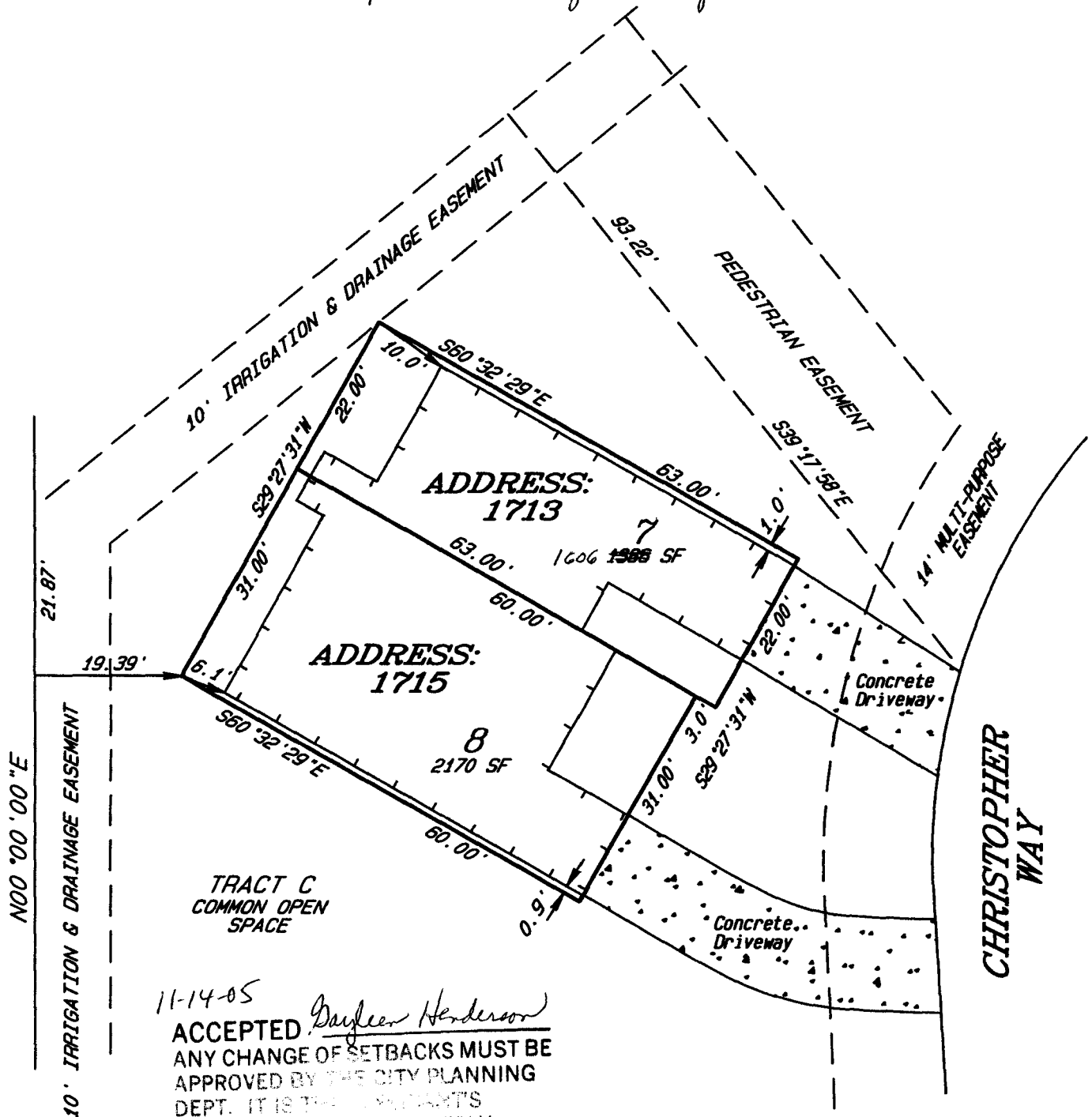
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18561</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/14/05</u>

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)

DUPLEX SITE PLAN

LOTS 7 & 8, BLOCK 3
RIVERGLEN SUBDIVISION

1713 Christopher Way



11-14-05
ACCEPTED *Darleen Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE SURVEYOR'S RESPONSIBILITY TO PROPERLY LOCATE AND MARK THE EASEMENTS AND PROPERTY LINES.

— = Building Line

LOTS = 3246 SQ. FT.
BUILDING = 2423 SQ. FT.

*Done OK
TRAD
10-25-05*



SCALE: 1" = 20'

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

DUPLEX SITE PLAN
1713 & 1715
CHRISTOPHER WAY
GRAND JUNCTION, CO.
D H SURVEYS INC.
118 OURAY AVE - GRAND JUNCTION, CO
(970) 245-8749
JOB # 708-03-02 DATE: OCT. 19, 2005