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|----------------|
| 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 1715 Christopher Way
 Parcel No. 2945-243-43-008
 Subdivision Riverglen
 Filing _____ Block 3 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1302
 Sq. Ft. of Lot / Parcel 2170
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2170
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Grace Homes
 Address 786 Valley CA
 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 _____ |
| 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>RAH</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] Gayleen Henderson Date 11-14-05

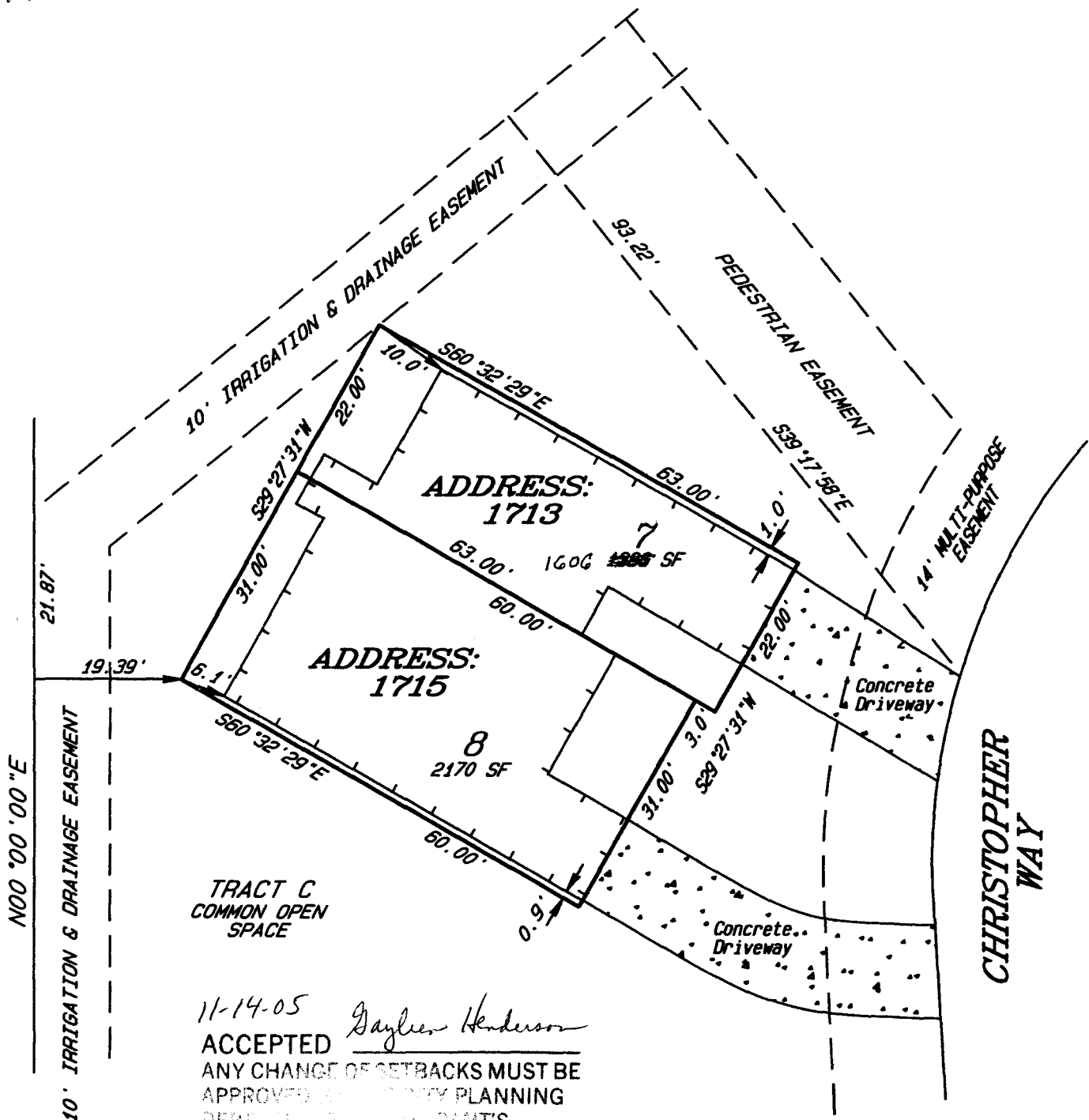
| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>18500</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>11/14/05</u> |

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

1715 Christopher Way



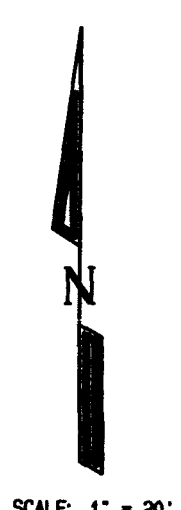
TRACT C
COMMON OPEN
SPACE

11-14-05
ACCEPTED *Gayles Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPARTMENT. HOMEOWNER'S
RESPONSIBILITY TO PROPERLY
LOCATE AND MAINTAIN EASEMENTS
AND PROPERTY LINES.

— — — — — = Building Line

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

*Done OK
TRAD
10-25-05*



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