

FEE \$	16.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 1721 Christopher Way
 Parcel No. 0125-243-43-009
 Subdivision Riverglen
 Filing _____ Block 3 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1139
 Sq. Ft. of Lot / Parcel 2170
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1139
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Grace Homes
 Address 786 Valley Ct.
 City / State / Zip Grand Junction CO 81504

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Grace Homes
 Address 786 Valley Ct.
 City / State / Zip Grand Junction CO 81504
 Telephone 970 523-5555

*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>Engineered foundation</u>		
Voting District <u>"E"</u>	Driveway Location Approval <u>RAD</u>	<u>req'd.</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 11/28/05
 Department Approval [Signature] Date 12-23-05

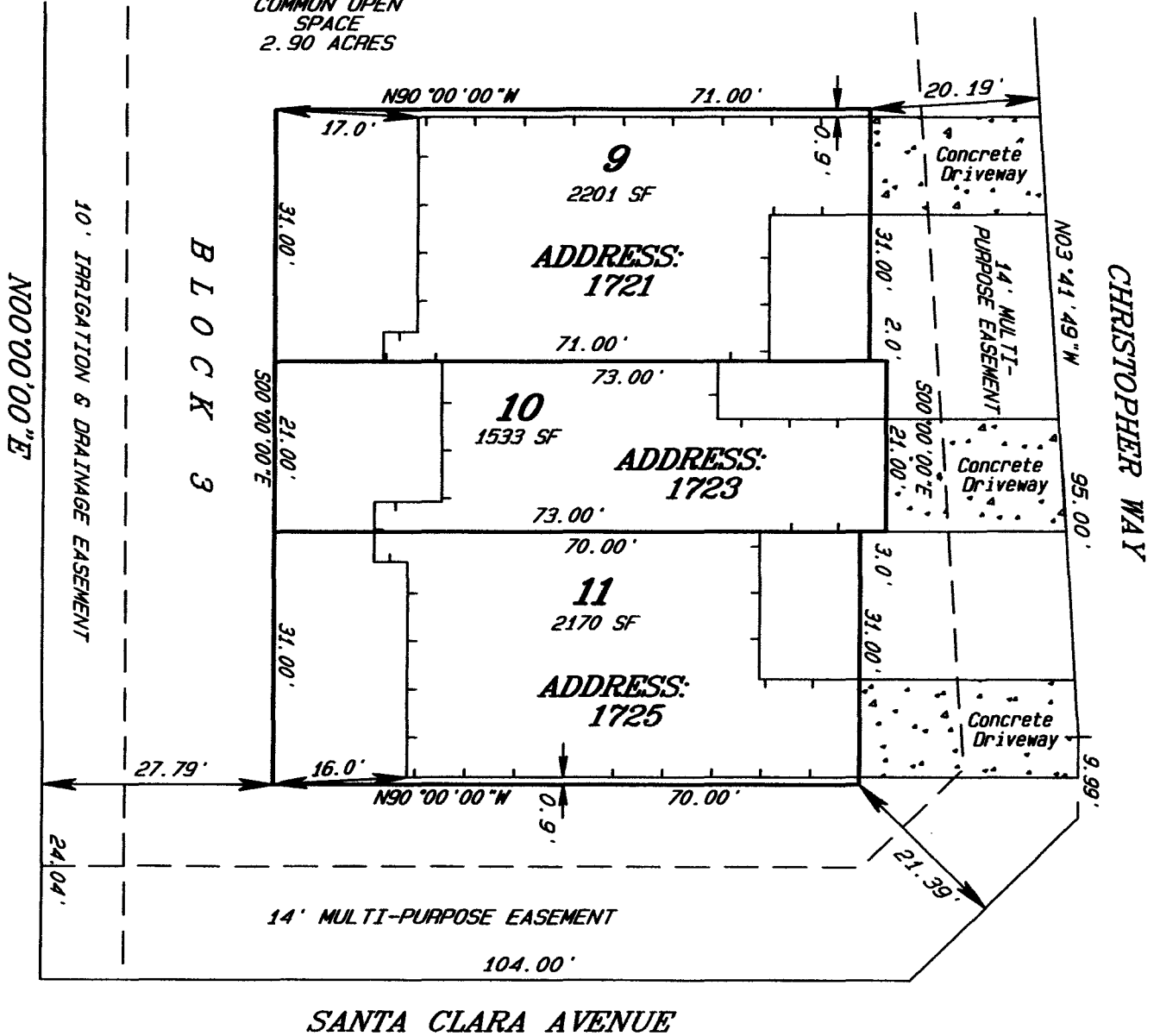
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18655</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/23/05</u>

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)

3-PLEX SITE PLAN

LOTS 9, 10 & 11, BLOCK 3
RIVERGLEN SUBDIVISION

TRACT C
COMMON OPEN
SPACE
2.90 ACRES



SANTA CLARA AVENUE

Handwritten signatures and stamps, including a circular seal with the text 'COUNTY OF SANTA CLARA' and 'PLANNING DEPARTMENT'.

— = Building Line

LOTS = 5904 SQ. FT.
BUILDING = 3845 SQ. FT.

North arrow pointing up, labeled 'N'. Handwritten date '11-29-05' and initials 'OK' are present.