

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

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

BLDG PERMIT NO. \_\_\_\_\_

CPH 1754 ~~1754~~ Christopher Ct. No. of Existing Bldgs 0 No. Proposed 21  
 Parcel No. 2945-243-28-002 (parent parcel) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2859  
 Subdivision River Green Sq. Ft. of Lot / Parcel 4340  
 Filing 1 Block 1 Lot 8  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Grace Homes  
 Address 786 Valley Ct.  
 City / State / Zip Ag. CO 81505

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

**APPLICANT INFORMATION:**

Name Grace Homes  
 Address 786 Valley Ct.  
 City / State / Zip Ag. CO 81505  
 Telephone 523-5555

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Duplex

**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 Foundation Required  
 Voting District E Driveway Location Approval RAD  
 (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 Auto Agent Date 6/24/05  
 Department Approval M. M. Magon Date 7/14/05

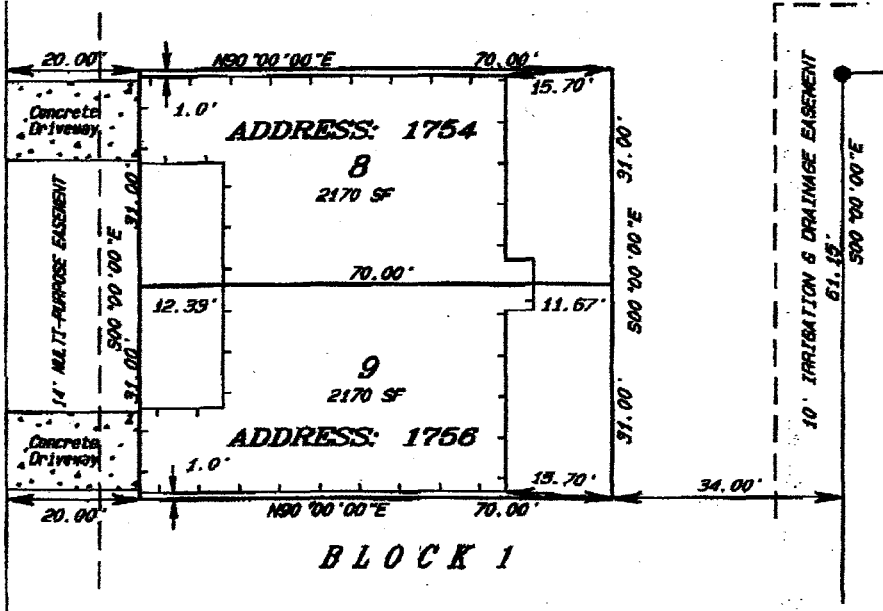
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 16259  
 Utility Accounting D. Overholt Date 7/14/05

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)

# DUPLEX SITE PLAN

## LOTS 8 & 9, BLOCK 1 RIVERGLEN SUBDIVISION

CHRISTOPHER COURT



BLOCK 1

— = Building Line

LOTS = 4340 SQ. FT.  
BUILDING = 2859 SQ. FT.



SCALE 1" = 20'

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

**DUPLEX SITE PLAN**  
 1754 & 1756  
 CHRISTOPHER CT.  
 GRAND JUNCTION, CO.  
**D H SURVEYS INC.**  
 118 DUBAY AVE. - GRAND JUNCTION, CO  
 (970) 245-8740  
 JUN 27 2005 02:11PM P2

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. APPLICANTS  
 RESPONSIBLE TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Handwritten signature*  
 7/14/05

*Handwritten signature*  
 6-28-05