

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 156 Christopher Ct. No. of Existing Bldgs 0 No. Proposed 2
 Parcel No. 2945-243-28-002 (parent parcel) Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision River Glen Sq. Ft. of Lot / Parcel 4340
 Filing 1 Block 1 Lot 9 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 Hj. Co 81505

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

APPLICANT INFORMATION:

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

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

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 <u>X</u> 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>Engineered Foundations Required</u>		
Voting District <u>E</u>	Driveway Location Approval <u>RAD</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 Monica Gutierrez Date 6/24/05
 Department Approval M. L. Ishaq Date 7/14/05

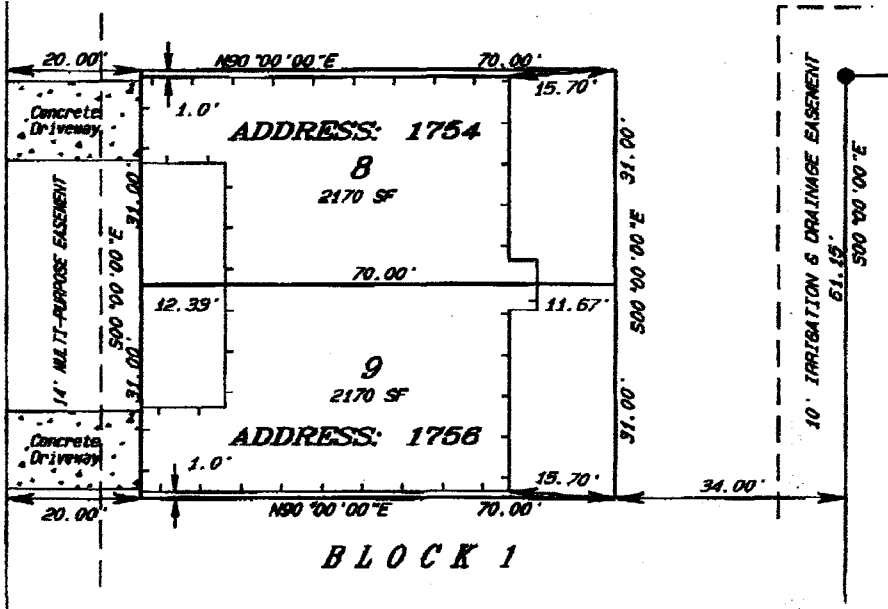
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18260</u>
Utility Accounting <u>D. O'Connell</u>	Date <u>7/14/05</u>

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 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 OUBAY AVE. - GRAND JUNCTION, CO
(970) 245-8940
JOB # 700-02-1011E-JUNE 24, 2005

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

7/14/05

Done OK
Done
6-28-05