

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 17600 Christopher Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-243-28-002 (parent) Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision River Glen Sq. Ft. of Lot / Parcel _____
 Filing 1 Block 2 Lot 10 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 Grand Junction Co. 81505

APPLICANT INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

***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 required</u>		
Voting District <u>E</u>	Driveway Location Approval <u>4H</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 Kuta Agent Date 7-20-05
 Department Approval CHC Jay Hall Date 9/7/05

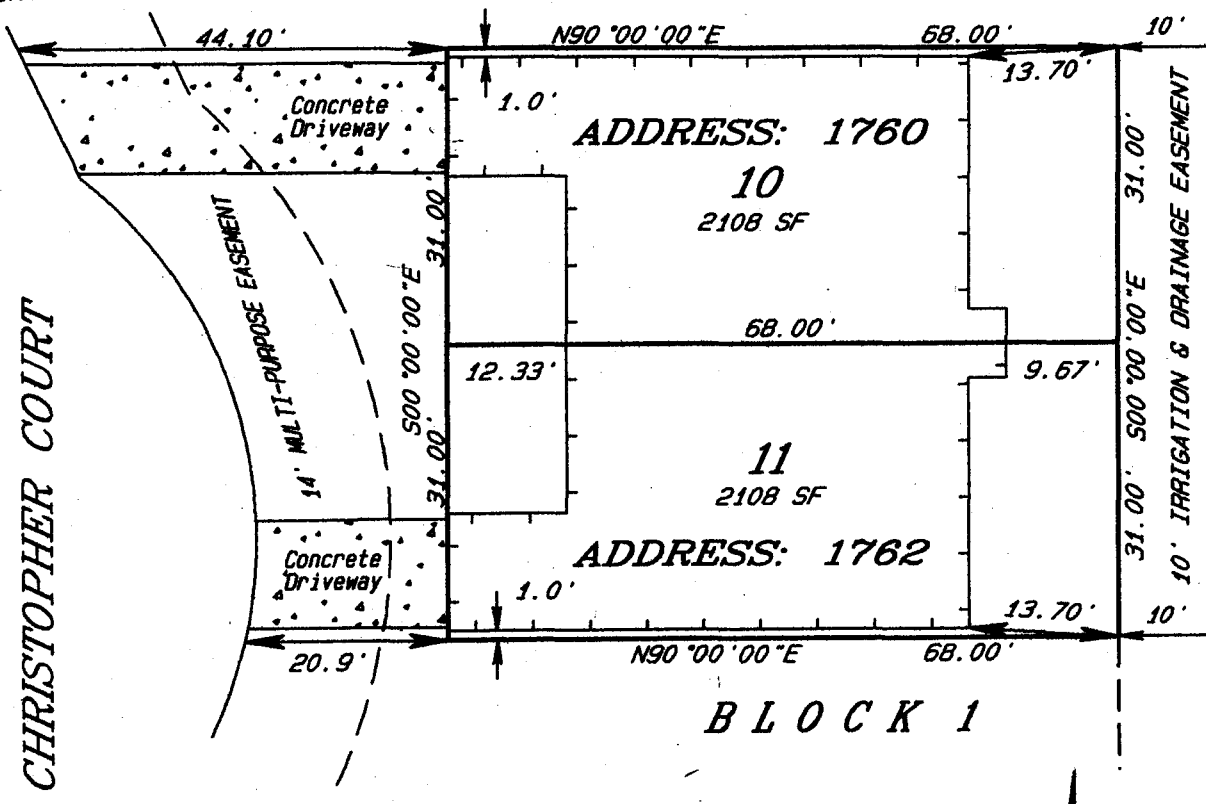
Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18379</u>
Utility Accounting <u>D. Overholt</u>	Date <u>9/7/05</u>

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 10 & 11, BLOCK 1
RIVERGLEN SUBDIVISION

ACCEPTED *CY 9/7/05*
Jay Hall
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVE OK
EA 7/21/05

LOTS = 4216 SQ. FT.
BUILDING = 2859 SQ. FT.

 = Building Line



SCALE: 1" = 20'

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

DUPLEX SITE PLAN 1760 & 1762 CHRISTOPHER CT. GRAND JUNCTION, CO.	
D H SURVEYS INC. 118 OURAY AVE - GRAND JUNCTION, CO (970) 245-8749	
JOB # 708-03-02	DATE: JULY 18, 2005