

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 1762 Christopher Ct. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-243-28-002 (part) Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision River Glen Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 1 Block 2 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Grace Homes  
 Address 7810 Valley Ct.  
 City / State / Zip Gg. CO. 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name 11  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

**\*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</u>
Voting District <u>E</u> Driveway Location Approval <u>EH</u> (Engineer's Initials)	<u>Foundation Required</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 Monica Luta Agent Date 7-20-05  
 Department Approval Bit C Jay Hall Date 9/7/05

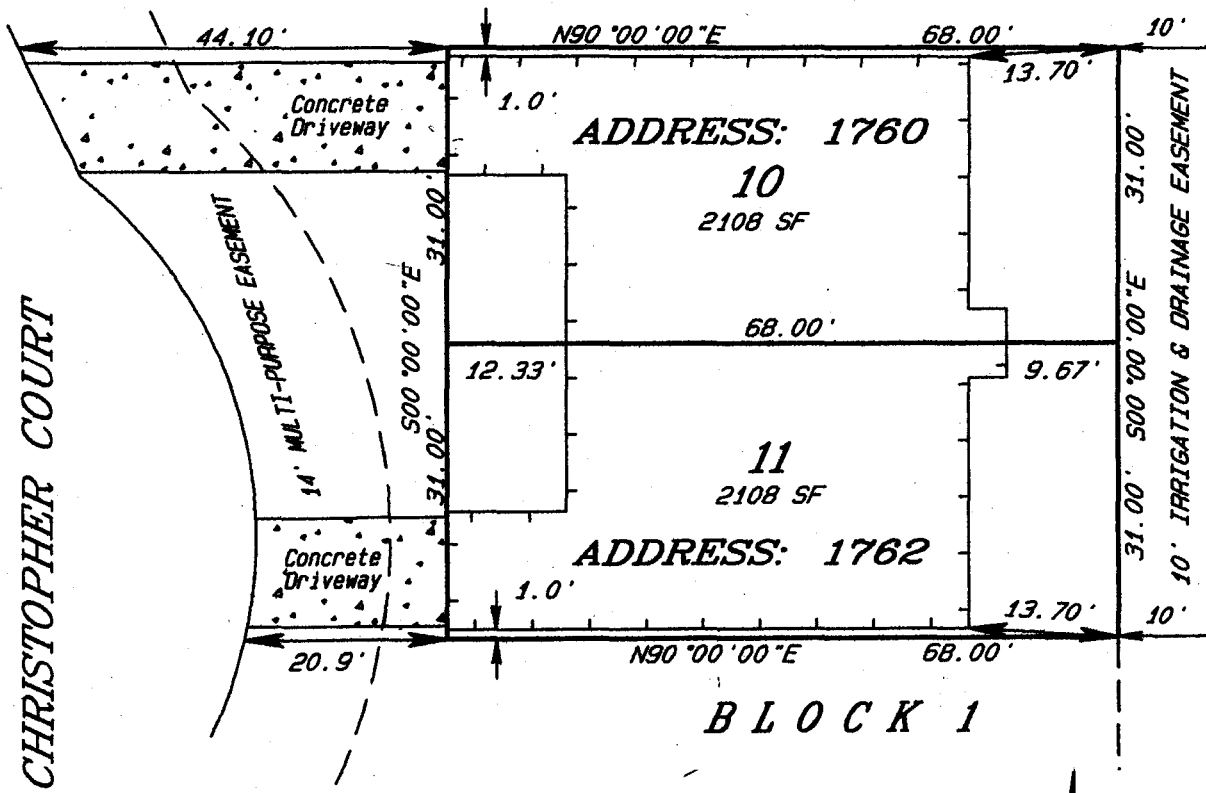
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18380</u>
Utility Accounting <u>D Overholt</u>	Date <u>9/7/05</u>

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 *9/1/05 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  
EH  
9/21/05

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

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