

FEE \$ 70.00

TCP \$ ~~1500.00~~

SIF \$ 292.00

1539.00

460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 1753 Christopher Ct

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-243-41-019

Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1139

Subdivision Riverglen

Sq. Ft. of Lot / Parcel 2170

Filing _____ Block 1 Lot 19

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1139

Height of Proposed Structure _____

OWNER INFORMATION:

Name Grace Homes

DESCRIPTION OF WORK & INTENDED USE:

Address 786 Valley Ct.

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

City / State / Zip GT, CO, 81505

APPLICANT INFORMATION:

Name Grace Homes

*TYPE OF HOME PROPOSED:

Address 786 Valley Ct.

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip GT CO 81505

NOTES: Multi-Family

Telephone 523-5555

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 NO _____

Side 5' from PL Rear 10' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District E Driveway Location Approval UU

Eng Foundations Reg'd
Approval per plan

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] - Agent Date 12/7/05

Department Approval [Signature] Date 1-30-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18795

Utility Accounting [Signature] Date 1/30/06

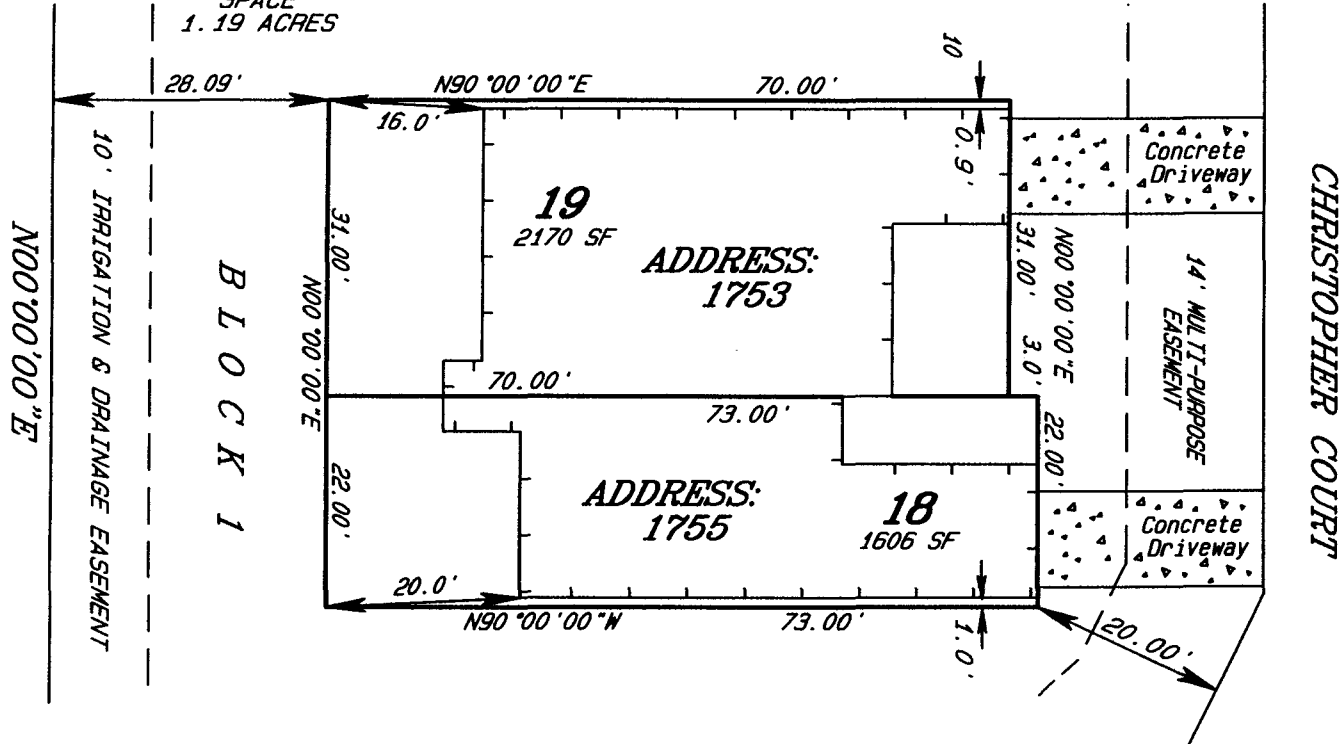
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1753

DUPLEX SITE PLAN

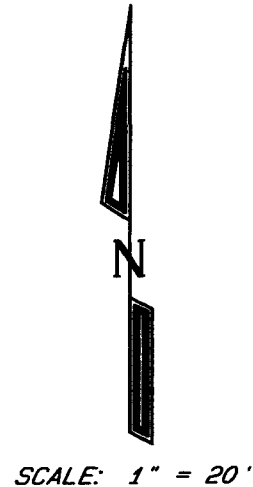
LOTS 18 & 19, BLOCK 1 RIVERGLEN SUBDIVISION

TRACT A
COMMON OPEN SPACE
1.19 ACRES



— = Building Line

9218 1-30-06
 ACCEPTED *Kathy Vaden*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE SURVEYOR MUST RESPECT ALL EASEMENTS, LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 LOTS = 3776 SQ. FT.
 BUILDING = 2423 SQ. FT.



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

dw
ue
w
 12/13/05

DUPLEX SITE PLAN 1753 & 1755 CHRISTOPHER COURT GRAND JUNCTION, CO.	
D H SURVEYS INC. 118 OURAY AVE - GRAND JUNCTION, CO (970) 245-8749	
JOB # 708-03-02	DATE: DEC. 6, 2005