

FEE \$ 10.00
 TCP \$ ~~1500.00~~
 SIF \$ ~~242.00~~

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

BLDG PERMIT NO. _____

Building Address 1755 Christopher Ct.
 Parcel No. 2945-243-41-018
 Subdivision Riverglen
 Filing _____ Block 1 Lot 18

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1465
 Sq. Ft. of Lot / Parcel 1605
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1465
 Height of Proposed Structure _____

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

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

***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 _____ |
| 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>Eng foundations req'd</u> |
| Voting District <u>E</u> Driveway Location Approval <u>[Signature]</u> (Engineer's initials) | <u>Approved per plan</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 [Signature] - Agent Date 12/7/05
 Department Approval [Signature] Date 1-30-06

| | | |
|---|--|----------------------|
| Additional water and/or sewer tap fee(s) are required | YES <input checked="" type="checkbox"/> NO _____ | W/O No. <u>18792</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>1/30/06</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)

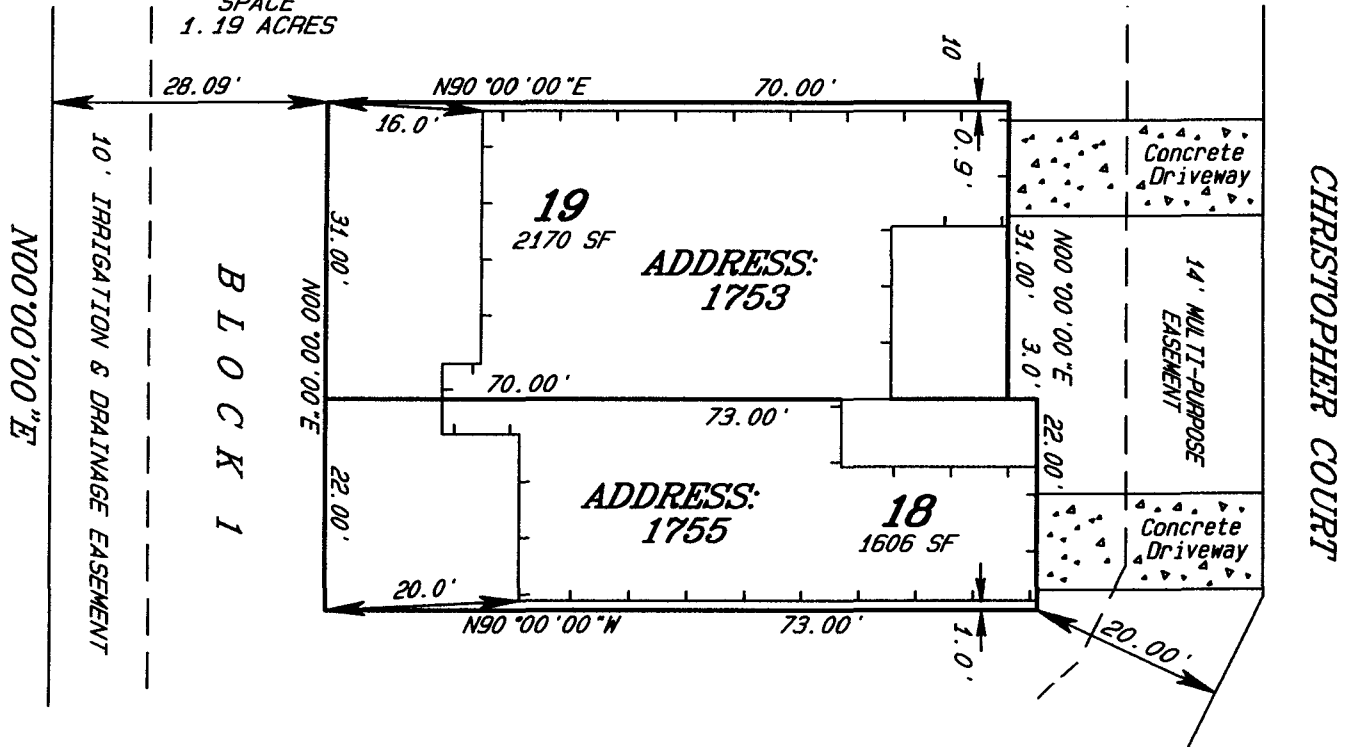
1755

DUPLEX SITE PLAN

LOTS 18 & 19, BLOCK 1 RIVERGLEN SUBDIVISION

TRACT A

COMMON OPEN SPACE
1.19 ACRES



10' IRRIGATION & DRAINAGE EASEMENT

BLOCK 1

CHRISTOPHER COURT

2/4

1-30-04

— = Building Line

ACCEPTED *Kathy Adams*
 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.
 LOTS = 3776 SQ. FT.
 BUILDING = 2423 SQ. FT.



SCALE: 1" = 20'

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

Arline
CO
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 |