

FEE \$.10 ✓
 TCP \$ ~~1500~~ ✓
 SIF \$ ~~292~~ ✓

PLANNING CLEARANCE

BLDG PERMIT NO. _____

1539 (Single Family Residential and Accessory Structures)
 Community Development Department

Building Address 1761 Christopher Ct.
 Parcel No. 2945-243-41-017
 Subdivision Riverglen
 Filing _____ Block 1 Lot 17

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1465
 Sq. Ft. of Lot / Parcel 1552
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1465
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darter LLC
 Address 786 Valley Ct.
 City / State / Zip GJ 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 GJ CO 81505
 Telephone 527-5555

*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 <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>Eng. foundation req'd.</u>
Voting District <u>E</u>	Driveway Location Approval <u>u</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).

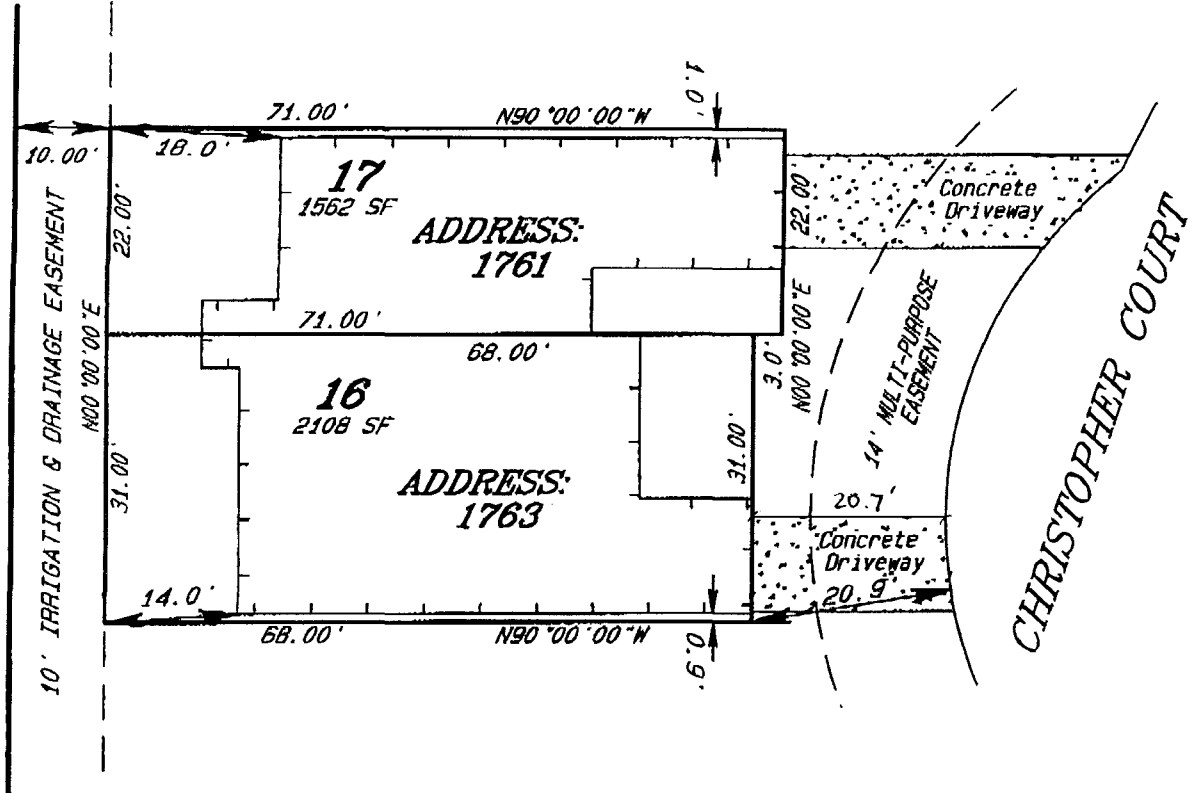
Applicant Signature Lea Piro - Agent Date 12/20/05
 Department Approval XV Allison Major Date 1-17-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18767</u>
Utility Accounting <u>D Overholt</u>	Date <u>1/17/06</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)

DUPLEX SITE PLAN

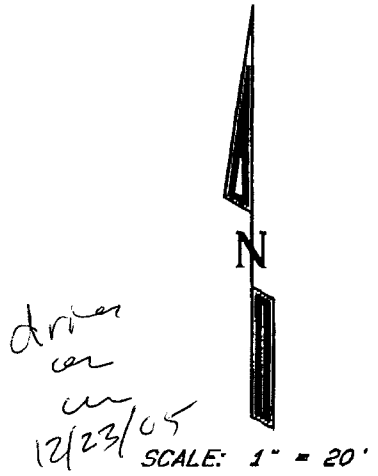
LOTS 16 & 17, BLOCK 1 RIVERGLEN SUBDIVISION



— = Building Line

XV
 ACCEPTED *William Gray*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE CLIENT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOTS = 3670 SQ. FT.
 BUILDING = 2423 SQ. FT.



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

DUPLEX SITE PLAN
 1761 & 1763
 CHRISTOPHER COURT
 GRAND JUNCTION, CO.

D H SURVEYS INC.
 118 OURAY AVE - GRAND JUNCTION, CO
 (970) 245-8749

JOB # 708-03-02 | DATE: DEC. 15, 2005