

.FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

¹⁵³⁹ (Single Family Residential and Accessory Structures)
 Community Development Department
~~1140~~ ⁴¹⁶⁰

Building Address 1763 Christopher Ct.
 Parcel No. 2945-243-41-016
 Subdivision River Glen
 Filing _____ Block 1 Lot 16

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1139
 Sq. Ft. of Lot / Parcel 2108
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1139
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darter LLC
 Address 786 Valley Ct.
 City / State / Zip CO 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 CO 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Eng. foundation req'd
 Voting District E Driveway Location Approval [Signature]
 (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 [Signature] - Agent Date 12/20/05

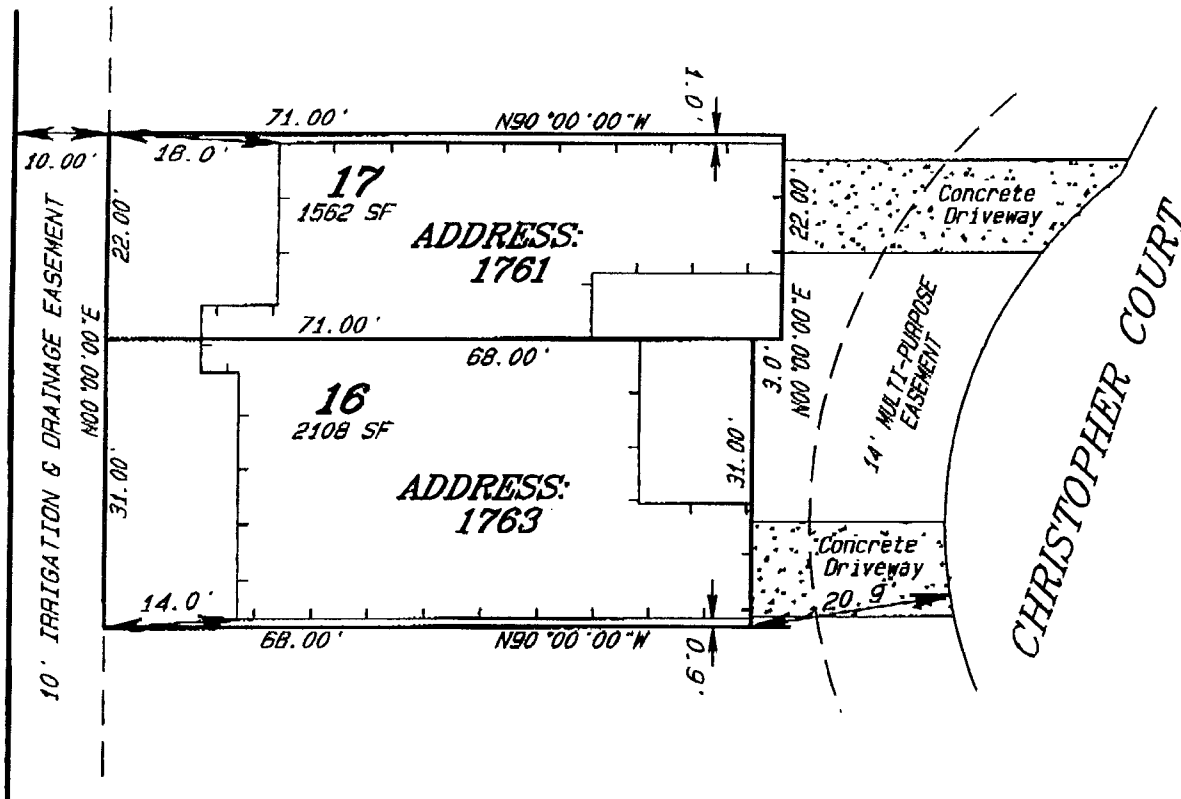
Department Approval [Signature] Date 1-17-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18768</u>
Utility Accounting <u>[Signature]</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



KV
 ACCEPTED *W. H. Wagner* 1-17-06
 ANY CHANGES OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE PLANNING
 DEPARTMENT IS NOT RESPONSIBLE FOR
 LOCATING AND IDENTIFYING EASEMENTS
 AND PROPERTY LINES.
 = Building Line
 LOTS = 3670 SQ. FT.
 BUILDING = 2423 SQ. FT.



done
12/23/05
 SCALE: 1" = 20'

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