

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. 90117



Your Bridge to a Better Community

BLDG ADDRESS 2666 Brush Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,146
 TAX SCHEDULE NO. 2701-261-42-022 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2,146
 FILING 2 BLK 3 LOT 22 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER J.G. Molzahn Const., Inc NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3020 Bookcliff Ave USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 434-6069 ~~Single Family Residential~~
 (2) APPLICANT J.G. Molzahn Const., Inc DESCRIPTION OF WORK & INTENDED USE Single family residential home
 (2) ADDRESS 3020 Bookcliff Ave TYPE OF HOME PROPOSED:
 (2) TELEPHONE 434-6069 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Alicia E. Mofal Date 6-5-03
 Department Approval NA Misha Pragon Date 6/24/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16221</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>6/24/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

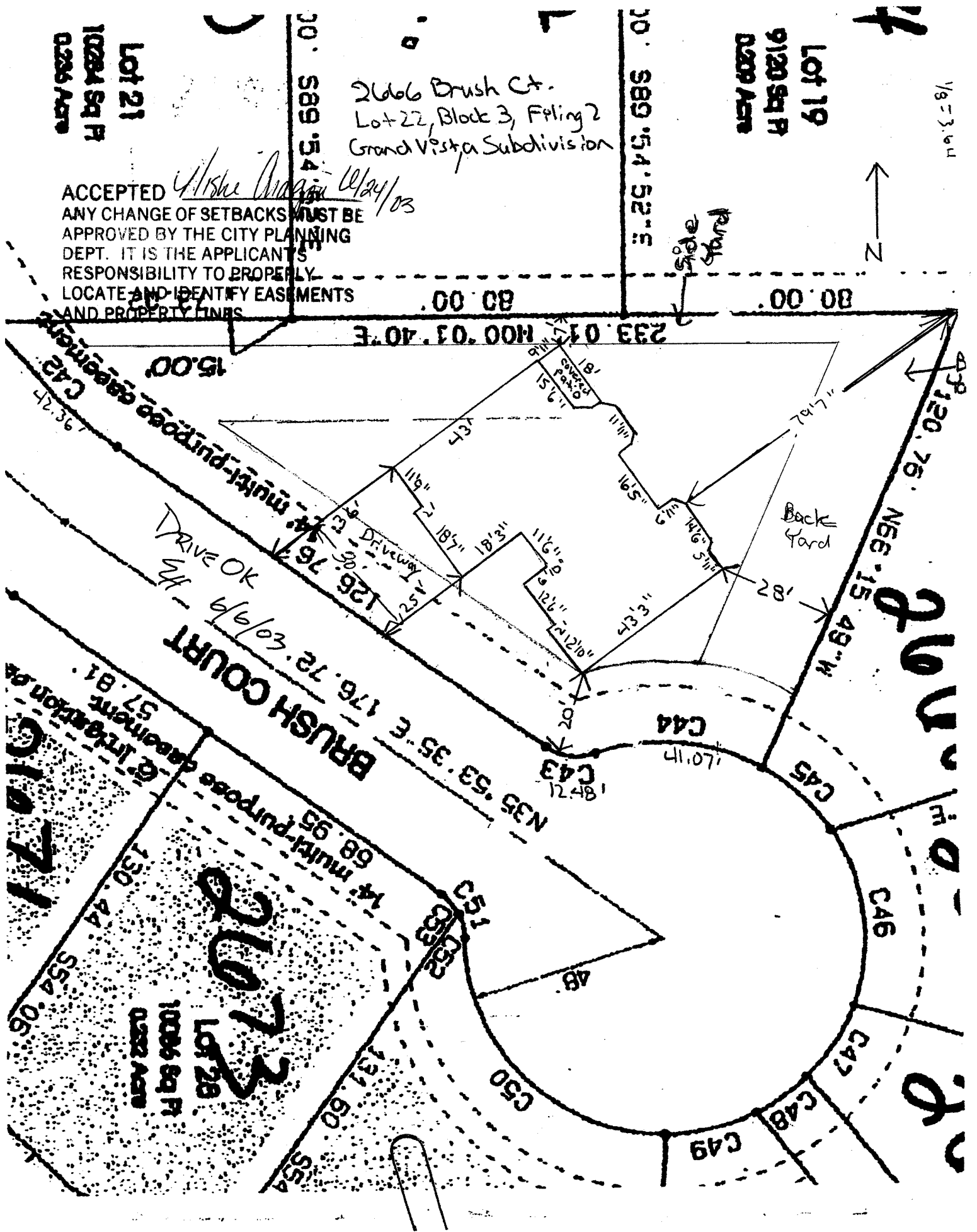
1/8 = 3.144

Lot 19
9120 sq ft
0.209 Acres

2666 Brush Ct.
Lot 22, Block 3, Filing 2
Grand Vista Subdivision

Lot 21
10284 sq ft
0.236 Acres

ACCEPTED *Wesley Aragon* 6/24/03
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



2073

BRUSH COURT

Lot 28
10086 sq ft
0.232 Acres

Lot 23
10107 sq ft
0.233 Acres

Lot 24
10107 sq ft
0.233 Acres

Lot 25
10107 sq ft
0.233 Acres

Lot 26
10107 sq ft
0.233 Acres

Lot 27
10107 sq ft
0.233 Acres