

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 88029



Your Bridge to a Better Community

BLDG ADDRESS 2668 Riverwood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,515  
12701-2661-42-009  
 TAX SCHEDULE NO. New Subdivision not given SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2,515  
 FILING 2 BLK 3 LOT 9 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 ~~As is~~ N/A  
 (1) TELEPHONE 434-6069 DESCRIPTION OF WORK & INTENDED USE New single family residential home  
 (2) APPLICANT Same as Above TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 14 TRAFFIC 13 ANN# \_\_\_\_\_

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 Cedric E. Magal Date 1-29-03  
 Department Approval NAC/Ishe Magor Date 2-3-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>15701.</u>
Utility Accounting	<u>Debra Kanover</u>	Date	<u>2-3-03</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)

Lot 6

168 Sq Ft

217 Acres

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT  
RESPONSIBLE FOR THE PROPERLY  
LOCATE AND IDENTIFY THE SETBACKS  
AND PROPERTY LINES

*Wishi Property 2/3/03*

$\frac{1}{8} = 316$

15.00'E

75.00'

89.89'

26.51'

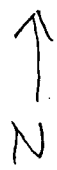
94.60'

N71°33'48"E

S86°27'47"E

2668 Riverwood Ct.  
Lot 9 Block 3, Filing 2  
Grand Vista

*Dr. Im. easement*



Lot 7

17 Sq Ft

200 Acres

*Dr. cel 1/29/03*

23'10" Covered patio

53'7.5"

20'4"

70'

20'10"

N89°53'05"E

75.00'

151.46'

N00°05'08"E

S20°06'16"E

2'13" covered porch

34.95'

15.04'

75.46'

Lot 8

215 Sq Ft

212 Acres

*Driveway*

RIVERWOOD COURT

N62°40'01"E 113.79'

C29

42.20'

C33

53.02'

C36

833

C7

C39

44'