

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2670 Riverwood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,089
 TAX SCHEDULE NO. 2701-261-42-010 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2,089
 FILING 2 BLK 3 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Tim & Lorraine Bernhard NO. OF BUILDINGS ON PARCEL
Morris, CO 80465 Before: 0 After: 1 this Construction
 (1) ADDRESS 11605 W. Saratoga Place USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 303-972-1028 DESCRIPTION OF WORK & INTENDED USE Single Family residential home
 (2) APPLICANT J.G. Mohr Constr, Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 3020 Bockliff Ave Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 434-6069 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 20/25 from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 7/3 from PL, Rear 25/5 from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS B TRAFFIC _____ 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).

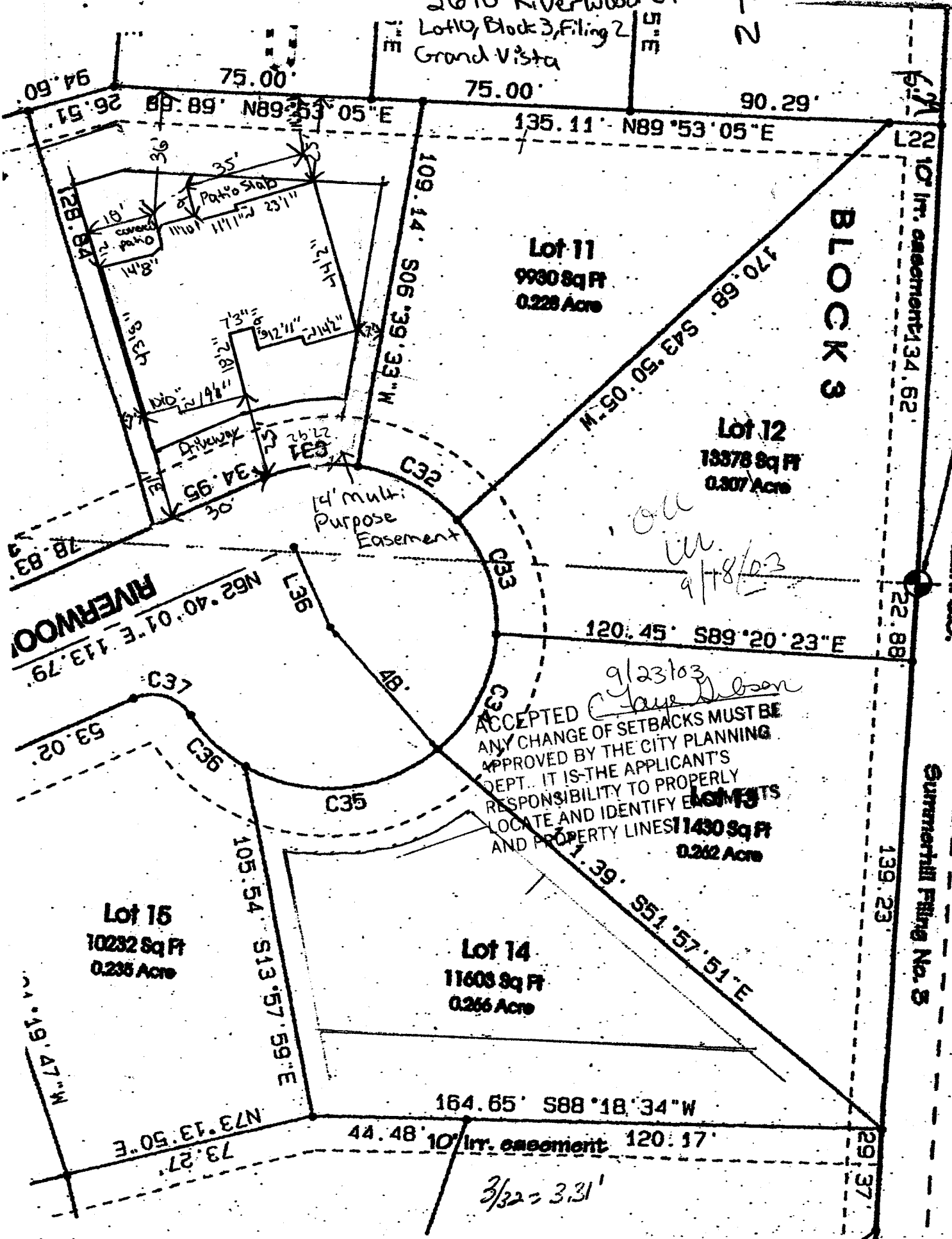
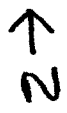
Applicant Signature Adam E. Mohr Date 9-18-03
 Department Approval NA Claye Gibson Date 9/23/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16085</u>
Utility Accounting	<u>Attla</u>	Date	<u>9/23/03</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)

2670 Riverwood Ct
Lot 10, Block 3, Filing 2
Grand Vista



BLOCK 3

Lot 11
9930 Sq Ft
0.228 Acre

Lot 12
13878 Sq Ft
0.307 Acre

9/23/03
Clare Wilson
ACCEPTED
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!
Lot 13
11430 Sq Ft
0.262 Acre

Lot 14
11603 Sq Ft
0.266 Acre

Lot 15
10232 Sq Ft
0.235 Acre

3/32 = 3.31'

Summerhill Easements

BLM. Co.

Summerhill Filing No. 3

RIVERWOOD