

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

PLANNING CLEARANCE

BLDG PERMIT NO. 91053

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2671 Riverwood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,737
TAX SCHEDULE NO. 2701-261-42-014 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2,737
FILING 2 BLK 3 LOT 4 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 N/A
(1) TELEPHONE 434-6069 DESCRIPTION OF WORK & INTENDED USE 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
Special Conditions _____
Maximum Height 35' 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).

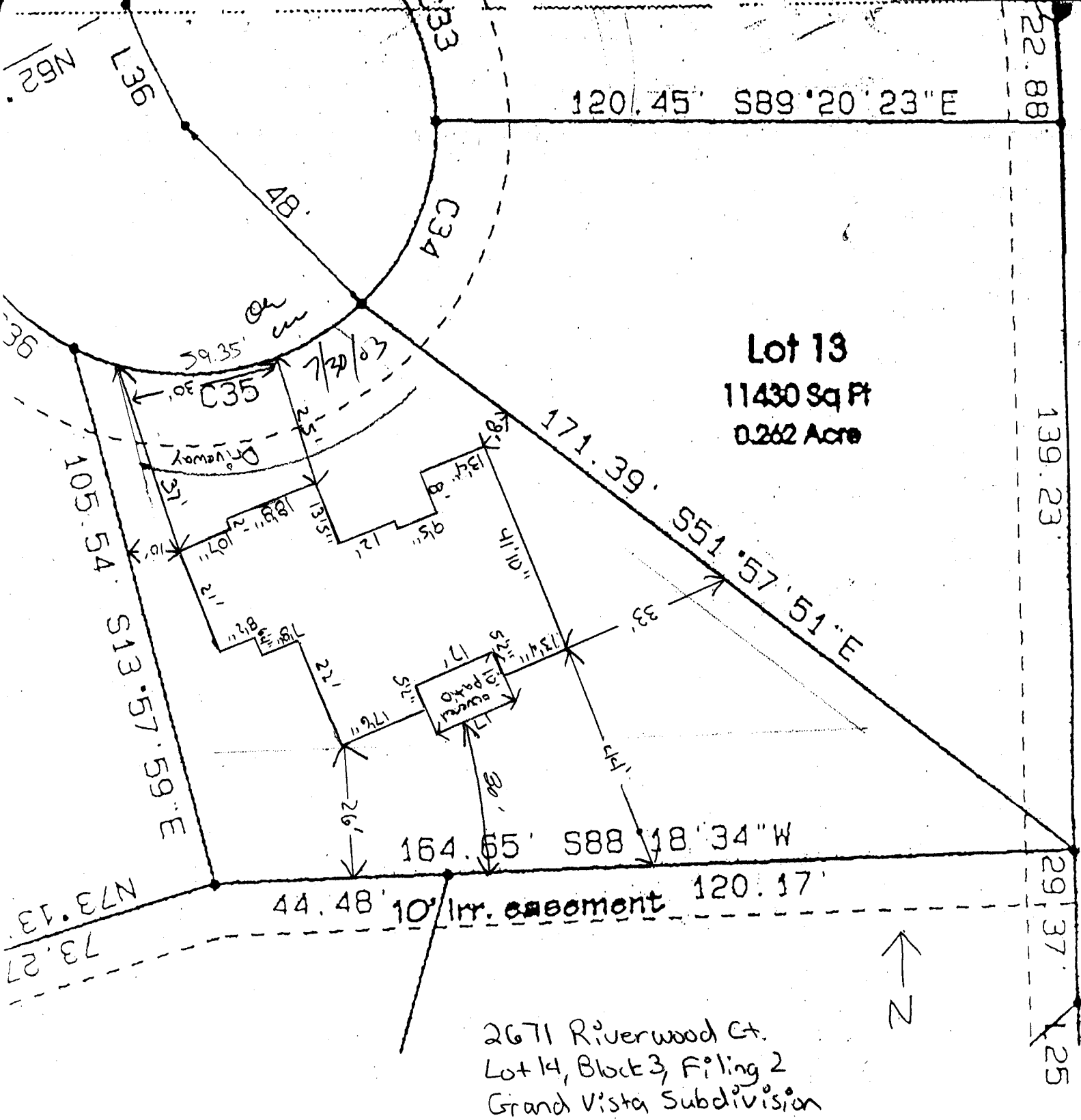
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Adam E. Mofel Date 7-30-03
Department Approval NA Baylen Henderson Date 8-1-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>116385</u>
Utility Accounting	<u>Debi Oshout</u>	Date	<u>8/1/03</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)



ACCEPTED *Gayleen Henderson*
 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.