

FEE \$ <u>10.00</u>
TCP \$ <u>1000.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2067 Riverwood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,450

TAX SCHEDULE NO. 2701-261-40-016 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2,450
< 50% coverage

FILING 2 BLK 3 LOT 16 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction

(1) OWNER Kevin & Crystal Kuhlman NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction

(1) ADDRESS 560 Maxwell Dr. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 523-6383 DESCRIPTION OF WORK & INTENDED USE New single family residential home

(2) APPLICANT J.G. Molzahn Const. Inc. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3020 Brookcliff Ave

(2) TELEPHONE 434-6069

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 Acco approval required

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).

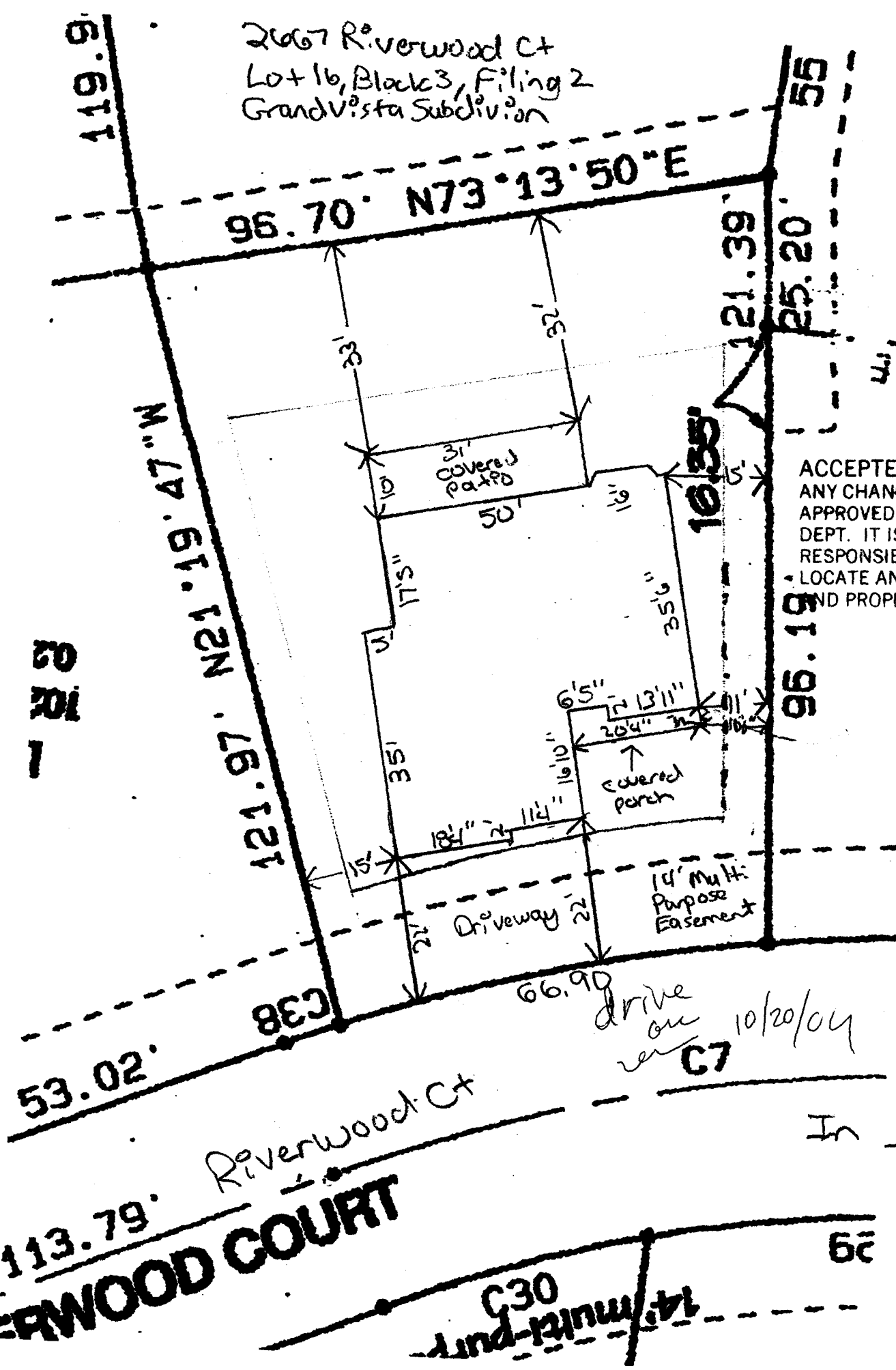
Applicant Signature Adam E. Molzahn Date 10-13-04

Department Approval C. Jay Hall Date 10/21/04

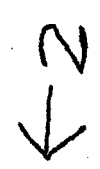
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17677</u>
Utility Accounting	<u>Ø</u>	Date	<u>10/21/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

2667 Riverwood Ct
Lot 16, Block 3, Filing 2
Grand Vista Subdivision



0/21/04
ACCEPTED *C. J. Hall*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES.



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