

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2671 Riverwood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 338  
 TAX SCHEDULE NO. 2701-261-42-014 SQ. FT. OF EXISTING BLDGS 2771  
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 2 BLK 3 LOT 14 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Luke & Lisa Brennan NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 2671 Riverwood Ct. USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 255-1685 DESCRIPTION OF WORK & INTENDED USE in-ground pool  
 (2) APPLICANT Lisa Brennan TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2671 Riverwood Ct.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 255-1685 \_\_\_\_\_ 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 \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ 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 Lisa Brennan Date 3/11/04  
 Department Approval C. Jay Hall Date 3/11/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Carroll</u>	Date	<u>3/11/04</u>

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

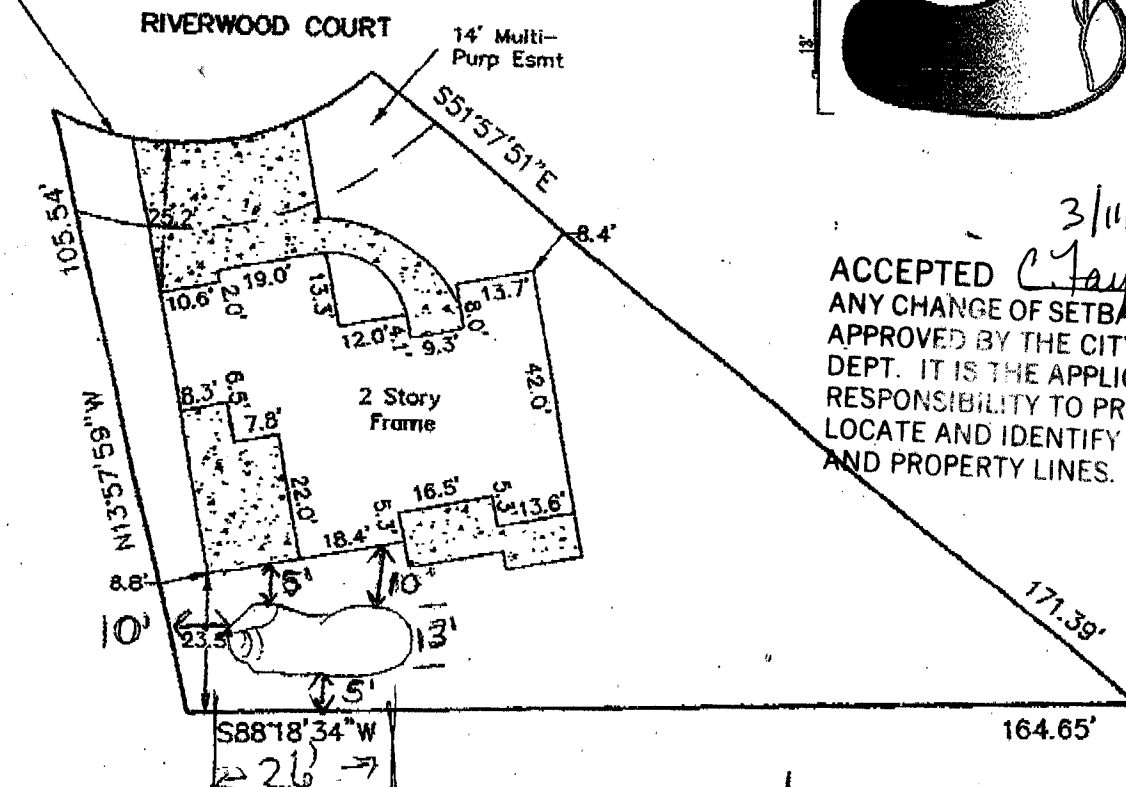
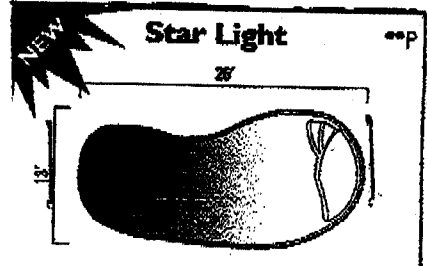
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# SITE PLAN

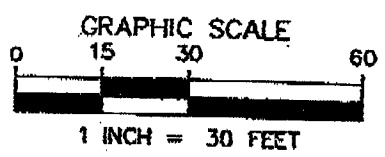
## IMPROVEMENT LOCATION CERTIFICATE

2671 Riverwood Court, Grand Junction, Colorado 81506  
Lot 14 in Block 3 of GRAND VISTA SUBDIVISION, FILING NO. 2,  
Mesa County, Colorado.

$\Delta = 70^{\circ}50'51''$   
 $R = 48.00'$   
 $BRG = N81^{\circ}41'21''E$   
 $CH = 55.64'$



3/11/04  
ACCEPTED C. Jay Hall  
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.



TITLE INFORMATION PROVIDED BY:  
Meridian Land Title  
FILE NO. 66739  
BORROWER: Brennan

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Bank of Colorado THAT THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 12/16/03, EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS OF ANY ADJACENT PROPERTIES, EXCEPT AS INDICATED, AND THAT THERE IS NO ADJACENT