

FEE \$ —  
TCP \$ 460

BLDG PERMIT NO. 54016 <sup>LPC</sup>  
TCP

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1203 Club Ct. Unit D TAX SCHEDULE NO. 2945-012-50-001  
SUBDIVISION Villas at Country Club SQ. FT. OF PROPOSED BLDG(S)/ADDITION Calais 1786  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER Sidney Gottlieb NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 759 Horizon Dr. Ste. A. NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
(1) TELEPHONE 243-4890 USE OF EXISTING BLDGS Residential  
(2) APPLICANT Iain Reekie DESCRIPTION OF WORK AND INTENDED USE: New  
(2) ADDRESS (same as above) Construction SFA  
(2) TELEPHONE —

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req't \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions FILE #121-94(2)  
Maximum Height \_\_\_\_\_ CENS.T. 10 T.ZONE 16 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Iain Reekie Date 11-2-95

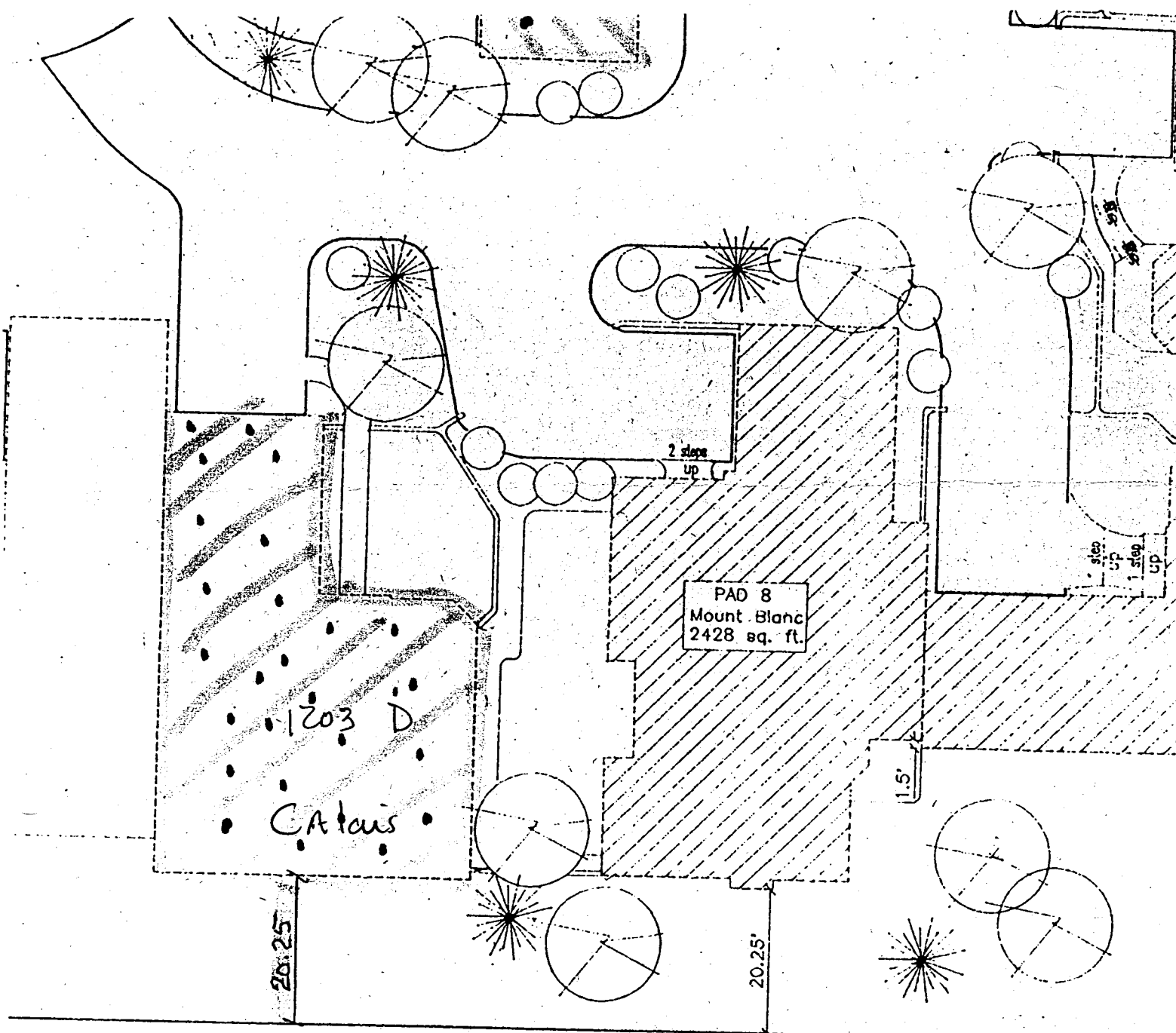
Department Approval [Signature] Date 11-2-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8710

Utility Accounting [Signature] Date 11-2-95

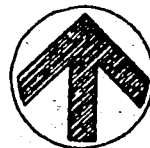
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



**SITE PLAN**

1" = 20.0'



ACCEPTED *[Signature]* 11-2-95  
 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.

*Country Club Townhomes*