

FEE \$ <u>      </u>
TCP \$ <u>400</u>

BLDG PERMIT NO. 54015 *LP*

*JCP*

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1205 Club Ct. Unit A TAX SCHEDULE NO. 2945-012-50-001

SUBDIVISION Villas at Country Club SQ. FT. OF PROPOSED BLDG(S)/ADDITION mont place ~~3350~~ 1933

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. 5<sup>th</sup> A

(1) TELEPHONE 243-4890 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(2) APPLICANT Iain Reekie USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS (same as above) DESCRIPTION OF WORK AND INTENDED USE: new

(2) TELEPHONE \_\_\_\_\_ Construction - SFA

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 PK Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

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 [Signature] 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. 8709 - Townhome S/R

Utility Accounting Mellie Fowler 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)

COURT

1205 A

1205 B

SADDOY

M.B.

1203 D

ACCEPTED 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 PARTY LINES.

PAD 8  
Mount Blanc  
2428 sq. ft.

2 slope up

6'6" UP

1 slope UP

1.5'