

FEE \$ —  
TCP \$ 400

BLDG PERMIT NO. 54017

4pc  
TCP

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1205 Clubct. Unit B TAX SCHEDULE NO. 2945-012-50-001  
SUBDIVISION Villas at Country Club SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5 ADDY 2310  
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 construction SFA  
(2) ADDRESS (same as above)  
(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) 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. 8711  
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)

COURT

1205 A

1205 B

SADOP

M.B.

1203 D

2 slope  
up

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING

PAD 8  
Mount Blanc  
2428 sq. ft.

IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY IDENTIFY EASEMENTS AND PROPERTY LINES.

11.5'

5.5'

1.56'

MD 11-2-83

