

FEE \$	10 ⁰⁰
TCP \$	400 ⁰⁰
SIF \$	B



BLDG PERMIT NO. 1782

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

2945-012-83-001

BLDG ADDRESS 1201 Club Court A TAX SCHEDULE NO. -N-

SUBDIVISION Country Club Townhomes SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900 sq ft

FILING 1 BLK 2 LOT _____ SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Villas @ Country Club, LLC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 210 Main Street, Delta

(1) TELEPHONE (970) 874-7694 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MC Bldg & Development, LLC USE OF EXISTING BLDGS 0

(2) ADDRESS 2493 Hwy 6 & 50#14 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE (970) 241-7844 Bld townhome

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 PR 4.8 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Maximum Height _____

Parking Req'mt _____

Special Conditions Per site plan/bldg
env. File # 121-9472

CENSUS 10 TRAFFIC 16 ANNEX# _____

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 8/27/97

Department Approval [Signature] Date 9/8/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10531

Utility Accounting [Signature] Date 9-8-97

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

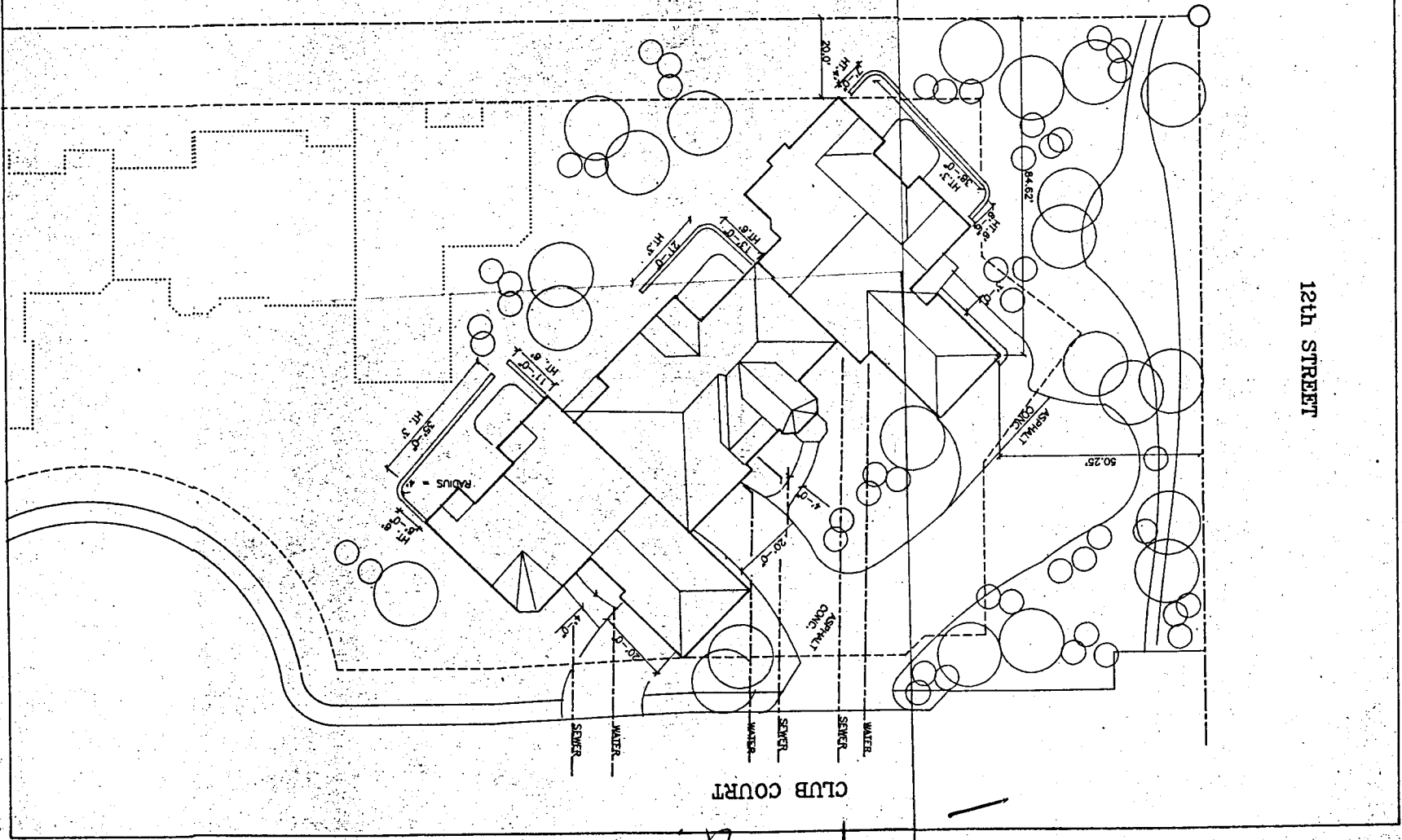
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DENWARY LOCATION
 O.K. AS LONG AS
 E OF DENWARY ALIGNS
 W/ NORTH CURB LT. AS
 PER APPROVED SITE PLAN
 (CORR ATTACHED) 9/8/97

ACCEPTED *SLC permit 9/18/97*
 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.

1" = 20.0'

SITE PLAN



WEST
 CLUB
 COURT

12th STREET

COUNTRY CLUB TO

A REPLAT OF LOT 1, HORIZON PARK
MESA COUNTY COLORADO

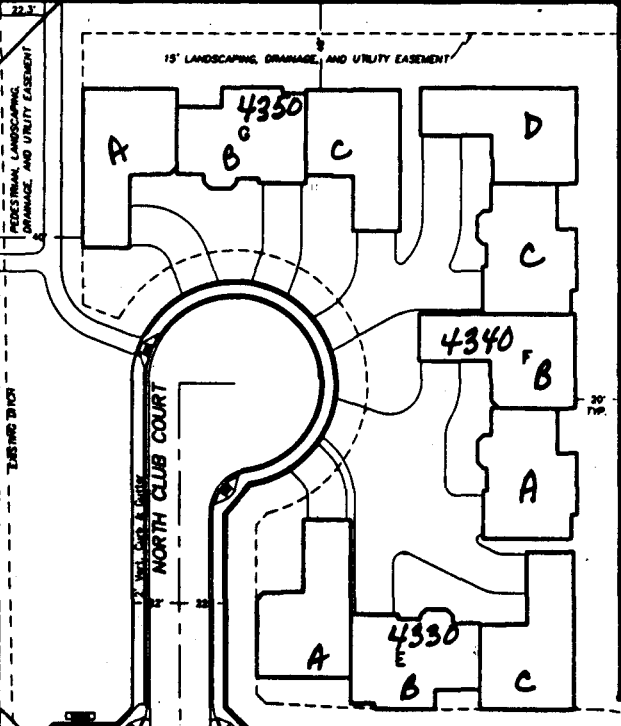
VINTAGE 70'S
CONDOMINIUMS

G ROAD R.O.W.

NW CORNER SECTION
715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

R.O.W. by an
ORDER
200' 00" 00"

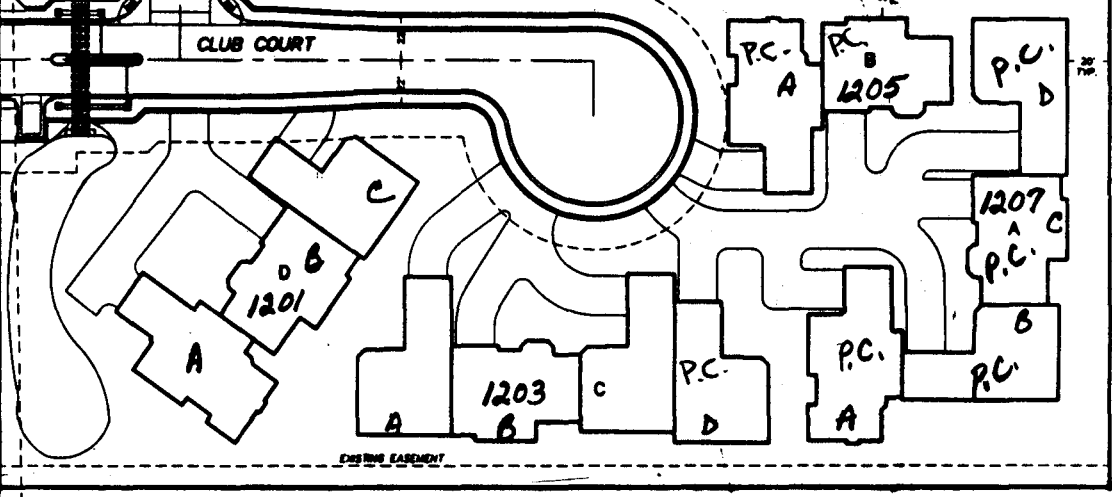
EDGE OF PAVEMENT



WESTCLIFF DRIVE (UNIMPROVED)

ACCEPTED *SLC per MTD 9/8/97*
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.

12TH STREET R.O.W (27 ROAD)



N 1/4 WEST LINE
SECTION 7, T15, R11W, UN
MCS#