

FEE \$	10 ⁰⁰
TCP \$	400 ⁰⁰
SIF \$	0



BLDG PERMIT NO. 61783

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1201 ~~Glub~~ Court, B TAX SCHEDULE NO. 2945-012-83-001
 SUBDIVISION Country Club Townhomes SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1750 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
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (970) 874-7694
 USE OF EXISTING BLDGS 0
 (2) APPLICANT MC Bldg Development, LLC
 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2493 Hwy 6E 50 #14
 (2) TELEPHONE (970) 241-7844 Bld Downhome

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 PR4.8 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 Per site plan /
blg. ent File # 121-94(2)
 Maximum Height _____
 CENSUS 10 TRAFFIC 10 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 X NO _____ W/O No. 81998/82006
 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)

COUNTRY CLUB TO

A REPLAT OF LOT 1, HORIZON PARK
MESA COUNTY COLORADO

VINTAGE 70'S
CONDOMINIUMS

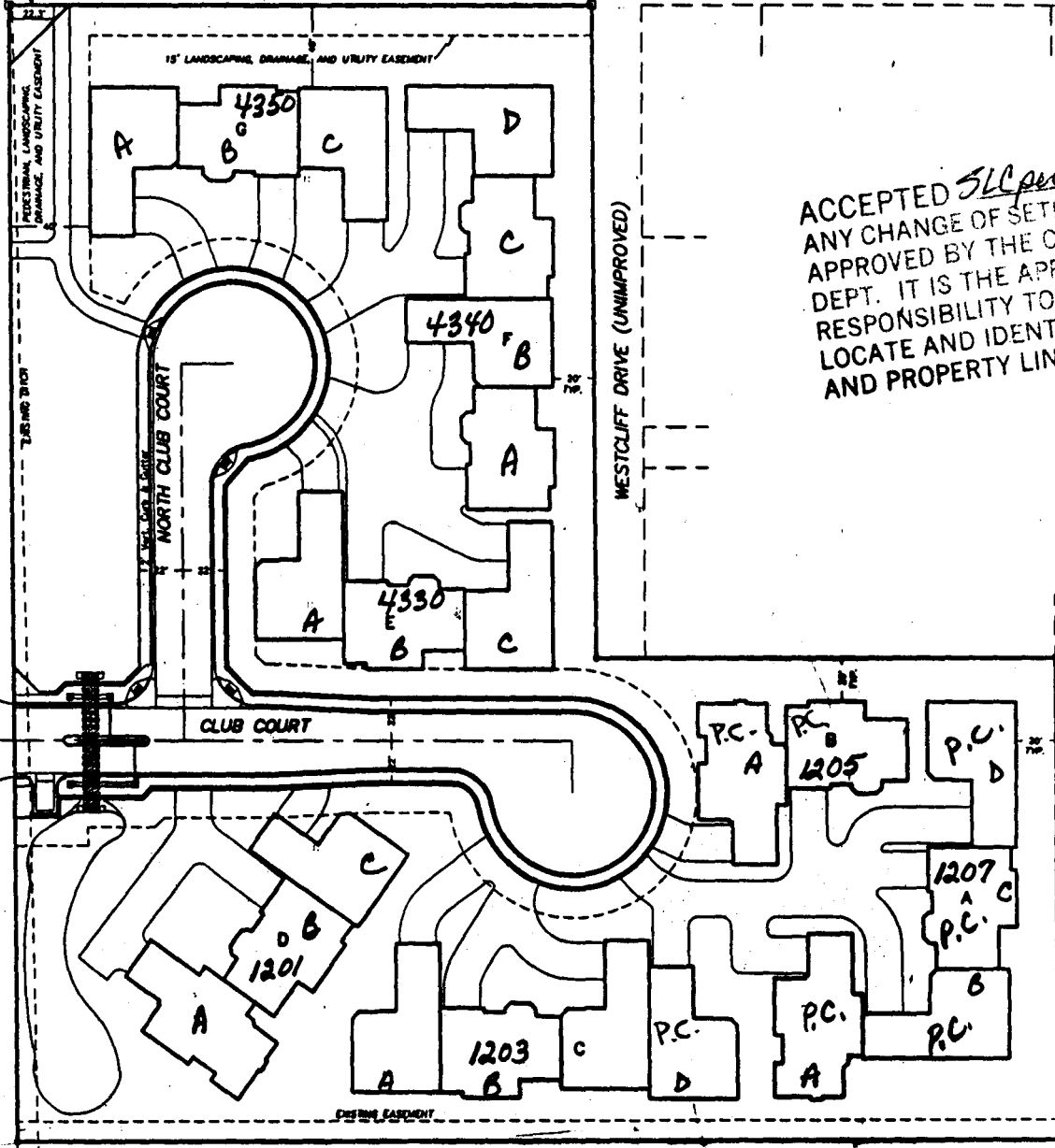
G ROAD R.O.W.

EDGE OF PAVEMENT

NW CORNER SECTION
1/4 SECTION
T.P. of M.C.S. 4992.50

R.O.W. IS TO
BE 400 FEET

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



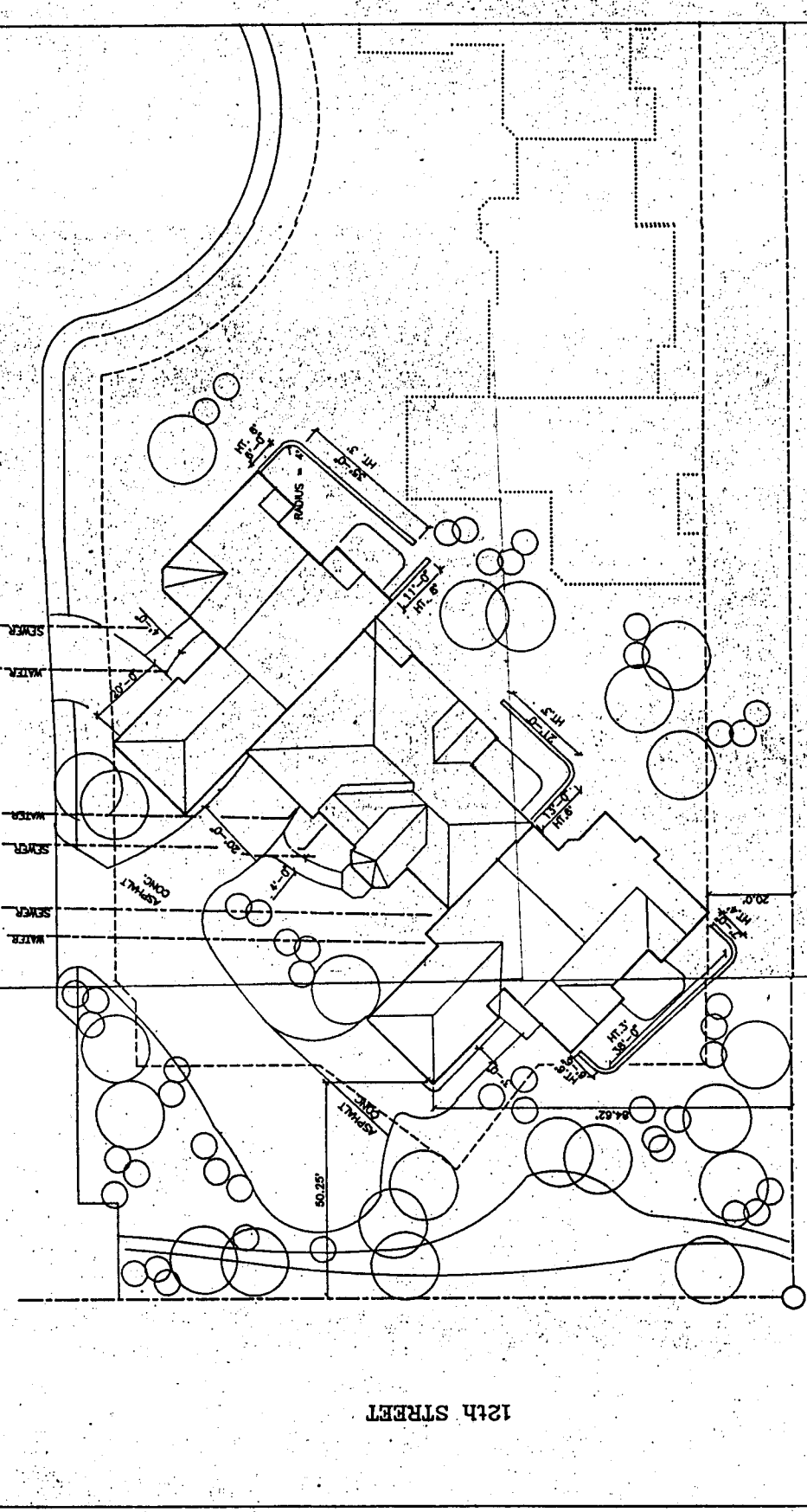
ACCEPTED SLIC per MTD 9/8/97
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

N 1/4 WEST LINE
Section 1, T2S, R14E, W4
MCSH

NORTH CLUB CT

CLUB COURT

SEWER
WATER
SEWER
WATER
SEWER
WATER



12th STREET

ACCEPTED *SL 2/21/97*
 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.



NORTH
 SITE PLAN
 1"=20.0'

DRIVEWAY LOCATION
 O.K. AS LONG AS
 E OF DRIVEWAY ALIGNS
 W/ NORTH CLUB CT. AS
 PER APPROVED SITE PLAN
 (COPY ATTACHED) R. Colbeck 9/8/97