FEE\$ 10,		
Community Development Department		
BLDG ADDRESS 320 Country Club Park Fd TAX SCHEDULE NO. 2945-211-06-005		
SUBDIVISION Country Club Part SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1752		
FILING BLK LOT SQ. FT. OF EXISTING BLDG(S)		
" OWNER <u>Lee Gelatt</u> NO. OF DWELLING UNITS " ADDRESS 320 Country Club PK		
(*) TELEPHONE 241-5287 NO. OF BLDGS ON PARCEL BEFORE:AFTER:THIS CONSTRUCTION		
⁽²⁾ APPLICANT <u>Lee Gelatt</u> USE OF EXISTING BLDGS <u>Dwelling</u>		
2) ADDRESS 320 Country Club Phoescription of WORK AND INTENDED USE: Garage		
12 TELEPHONE 241-5287 bedroom, family room addition		
J REQUIRED: One plot plan, on 8 ½" 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 $4 + 2$ Maximum coverage of lot by structures 25%		
SETBACKS: Front from property line (PL) Parking Req'mt or from center of ROW, whichever is greater		
Side 15' from PL Rear 30' from PL		
Maximum Height 32'		
CENSUS 1401 TRAFFIC 04 ANNX#		

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 timited to non-use of the building(s).

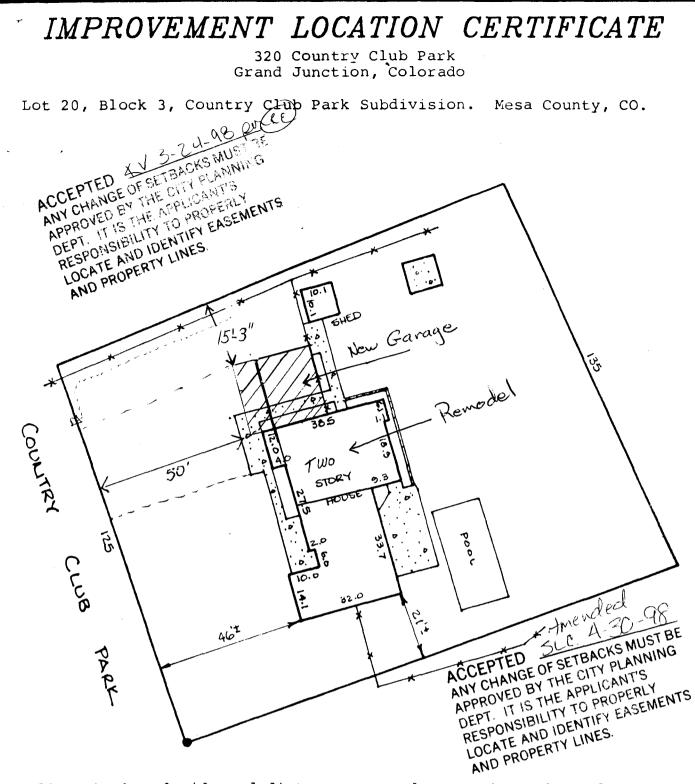
Applicant Signature <u>Xee</u> <u>Xee</u>	Date 3/24/98
Department Approval X Valap PULE	Date 3-24-98
Additional water and/or sewer tap fee(s) are required: YES NO X	W/O No
Utility Accounting dia Oerbet	Date 3/24/98
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C (Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



All setback and sideyard distances are plus or minus three feet.

Boundary Survey recommended for this lot.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY <u>Meridian Land Title</u> COMMITMENT NUMBER 9545

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unificate Mortgage, that it is not a land survey plat or improvement survey plat, and THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 10-25-89EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED,