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|--------|-------------------|
| FEE \$ | 10.00 |
| TCP \$ | 400.00 |
| SIF \$ | 240.00 |



BLDG PERMIT NO. 708485

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

EX

BLDG ADDRESS 1203 Club Ct. C TAX SCHEDULE NO. 2945-012-83-005
 SUBDIVISION Country Club Townhomes SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2806 sq ft
 FILING BLK X LOT C SQ. FT. OF EXISTING BLDG(S) n/a
 (1) OWNER Ted Martin NO. OF DWELLING UNITS BEFORE: _____ AFTER: 4 THIS CONSTRUCTION
4935 KERR
 (1) ADDRESS P.O. Box 205 MESA Co 81643 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970 268-5001 USE OF EXISTING BLDGS Res. Housing
 (2) APPLICANT CHAPARRAL West Inc DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 706 Elm Lane _____
 (2) TELEPHONE 970 244-9988 Res units for sale.

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 as per approved plan #121-94(2) Maximum coverage of lot by structures _____
 SETBACKS: Front 14' from property line (PL) Parking Req'mt see site plan
 or _____ from center of ROW, whichever is greater
 Side 0' common wall from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____ CENSUS 10 TRAFFIC 27 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Chaparral West Inc Danny Bellus Date 6-22-99
 Department Approval Ronnie Edwards Date 6-23-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12983
 Utility Accounting Nicki Chesbolt Date 6-25-99

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)

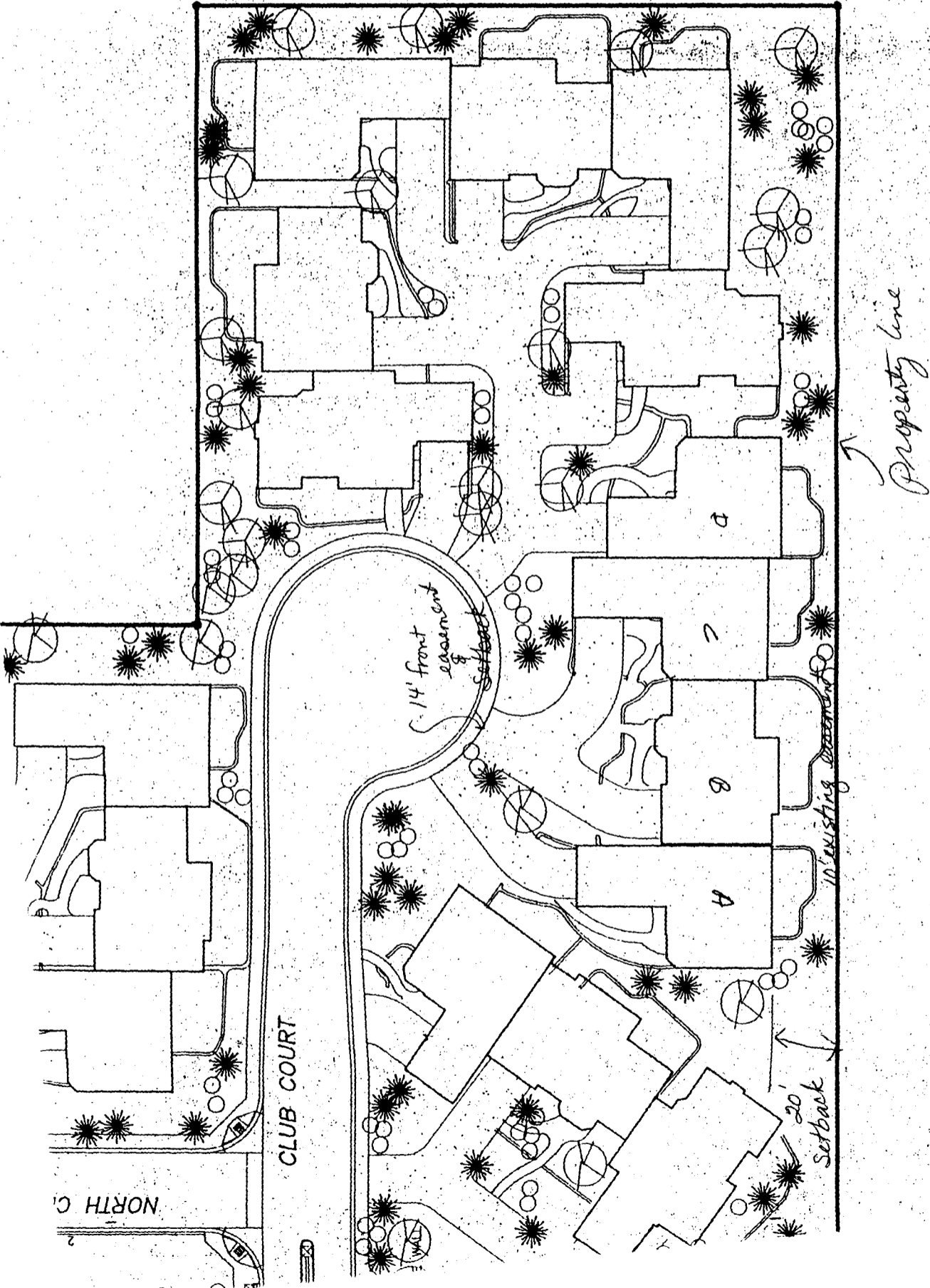
2 UNITS

LANE

ADD PROP. LINES, EASEMENTS AND
SETBACK LINES TO THE PLAN.

6/23/99

DRIVES O.K. FOR
UNITS A, B, C, D.



NORTH C.

CLUB COURT

14' front
easement
& setback

20'
Setback

Existing
easement

Property line

A

B

C

D