

FEE \$	10
TCP \$	400.00
SIF \$	300.00



BLDG PERMIT NO. 7084B3

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

EX

BLDG ADDRESS 1203 Club Ct A TAX SCHEDULE NO. 2945-012-83-005
SUBDIVISION Country Club Townhomes SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1820 sq. ft.
FILING BLK X LOT A SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Ted Martin NO. OF DWELLING UNITS BEFORE: _____ AFTER: 4 THIS CONSTRUCTION
4935 E. Rd.
(1) ADDRESS P.O. Box 265 Mesa Co. 81643
(1) TELEPHONE 970 268-5001 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Chaparral West Inc USE OF EXISTING BLDGS Res. Abusing
(2) ADDRESS 706 Elm Lane G.J. DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 244-9986 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 Maximum coverage of lot by structures _____
Plan #121-94(2)
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 ANN# _____

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. Dennis Behrens 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. 12381

Utility Accounting Dale Dreholt 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)

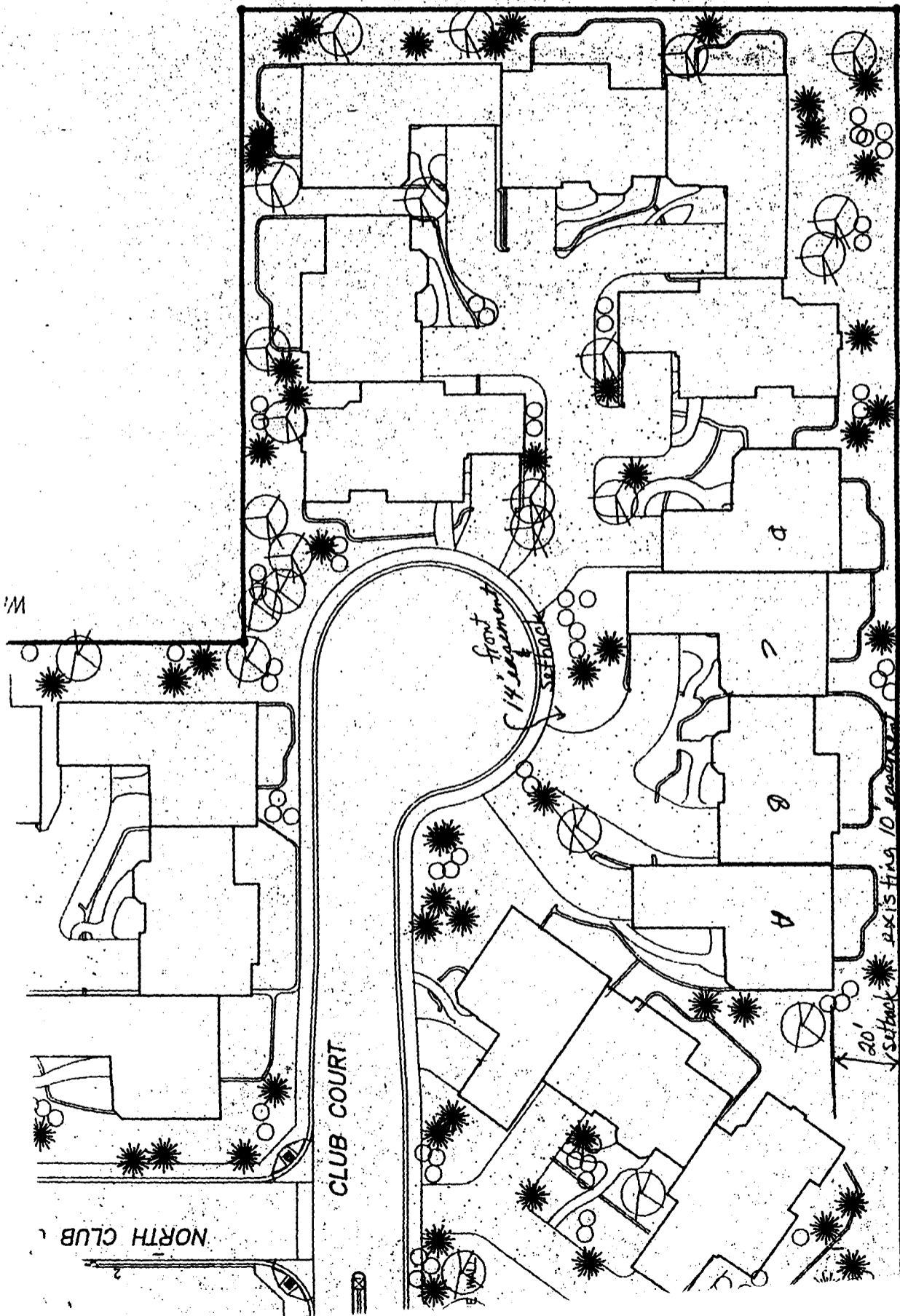
6/23/99
Dorrie

ACCEPTED FOR RECORDING
APPROVED FOR RECORDING
DEPARTMENT OF COUNTY CLERK
RECORDS AND PLANNING
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

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

6/23/99
DRIVES O.K. FOR
UNITS A, B, & C/D.

[Signature]



Property line