

FEE \$	10.00
TCP \$	400.00
SIF \$	292.00

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

BLDG PERMIT NO. 75371



Your Bridge to a Better Community

BLDG ADDRESS 4330 - A N. Club Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1978 #

TAX SCHEDULE NO. 2945 - 012 - 84 - 001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Villas @ Country Club TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 3 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 3 this Construction

(1) OWNER Wrights Mesa, LLC
 (1) ADDRESS 2452 Patterson Rd. #302
 (1) TELEPHONE 970 - 241 - 4292 USE OF EXISTING BUILDINGS Residential

(2) APPLICANT TED A Martin Mgr. DESCRIPTION OF WORK & INTENDED USE New Townhome Unit
 (2) ADDRESS 2452 Patterson Rd. #302 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970 - 241 - 4292 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 Permanent Foundation Required: YES NO _____

Side PER Plan from PL, Rear _____ from PL Parking Req'mt _____

Maximum Height _____ Special Conditions Per Plan RP-1000-218

CENSUS 10 TRAFFIC 16 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 [Signature] Date 5/25/2000

Department Approval [Signature] Date 5/25/00

Additional water and/or sewer tap fee(s) are required	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No. <u>13121</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-25-00</u>		

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)

FEE \$	18.00
TCP \$	400.00
SIF \$	292.00

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

BLDG PERMIT NO. 73372



Your Bridge to a Better Community

BLDG ADDRESS 4330-B-N. Club Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1812 #

TAX SCHEDULE NO. 2945-012-84-001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Villas @ Country Club TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 3 BLK 2 LOT 2 NO. OF DWELLING UNITS:

(1) OWNER Wrights Mesa, LLC Before: 1 After: 1 this Construction

(1) ADDRESS 2452 PATERSON Rd. #302 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970 - 241-4292 Before: 1 After: 3 this Construction

(2) APPLICANT TED A. Martin, Mgr. USE OF EXISTING BUILDINGS Residential

(2) ADDRESS 2452 PATERSON Rd. #302 DESCRIPTION OF WORK & INTENDED USE New Townhome Unit

(2) TELEPHONE 970 - 241-4292 TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 PER PLAN from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side PER from PL, Rear _____ from PL Parking Req'mt _____

Maximum Height _____ Special Conditions Per Plan RP-1999-218

CENSUS 10 TRAFFIC 16 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 [Signature] Date 5/25/2000

Department Approval [Signature] Date 5/25/00

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>13123</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-25-00</u>	

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)

FEE \$	10.00
TCP \$	400.00
SIF \$	292.00

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

BLDG PERMIT NO. 75373



Your Bridge to a Better Community

BLDG ADDRESS 4330-C N. Club Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1812 #
 TAX SCHEDULE NO. 2945-012-84-001 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Villas @ Country Club TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 3 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Wrights Mesa, LLC NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 3 this Construction
 (1) ADDRESS 2452 PATERSON Rd. #302 USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 970-241-4292 DESCRIPTION OF WORK & INTENDED USE New Townhome Unit
 (2) APPLICANT TED A. Martin mgr. TYPE OF HOME PROPOSED:
 (2) ADDRESS 2452 PATERSON Rd. #302 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 241-4292 _____ Other (please specify) _____

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 Permanent Foundation Required: YES NO _____
 Side Per Plan from PL, Rear _____ from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions Per Plan RP-1999-218
 CENSUS 10 TRAFFIC 10 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 [Signature] Date 5/25/2000
 Department Approval [Signature] Date 5/25/00

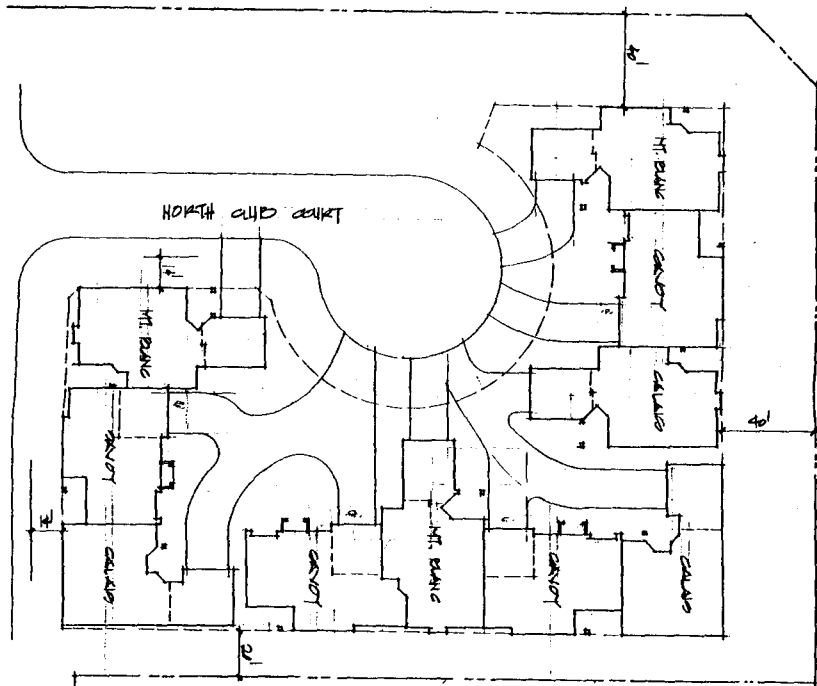
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13122</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/25/00</u>

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)

ACCEPTED SU 5/18/02
 APPROVED FOR THE CITY OF GRAND JUNCTION
 BY THE CITY ENGINEER
 DATE 5/18/02
 THE CITY ENGINEER'S OFFICE
 GRAND JUNCTION, COLORADO
 RESPONSIBILITY FOR THE PROPER
 LOCATION AND IDENTIFICATION OF EASEMENTS
 AND PROPERTY LINES

27 ROAD



OK-1
Done
5-25-02
[Signature]

DATE	BY
5/18/02	[Signature]
DATE	BY
5/18/02	[Signature]
DATE	BY
5/18/02	[Signature]

the Villas

developer:
Wrights Mesa L.L.C.
 P. O. Box 265
 Mesa, CO 81643

design & drawings:
Homes of Distinction by Paul Beigh, Inc.
 2452 Patterson Road Suite 300
 Grand Junction, CO 81505
 970 - 242 - 8976

NO.	REVISION