

|        |                  |
|--------|------------------|
| FEE \$ | 10 <sup>-</sup>  |
| TCP \$ | 500 <sup>-</sup> |
| SIF \$ | -                |



BLDG PERMIT NO. 76337

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 331 COUNTRY CLUB PARK DRIVE TAX SCHEDULE NO. 7008-222-00-187 HOME 2945-211-07-001 LAND

SUBDIVISION COUNTRY CLUB PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,500

FILING BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER ED DAVIS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 679 MOORBRIDGE CIRCLE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-243-4406 USE OF EXISTING BLDGS none

(2) APPLICANT Save On Quality Homes DESCRIPTION OF WORK AND INTENDED USE: 28x60 HUD

(2) ADDRESS 2497 HUN LA 50 APPROVED SINGLE FAMILY RESIDENCE. HUD - HEB 092012 & NEB 092013

(2) TELEPHONE 970-243-4406

**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 RSF-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) or      from center of ROW, whichever is greater Parking Req'mt 2

Side 15' from PL Rear 30' from PL Special Conditions permanent foundation required.

Maximum Height 35' CENSUS      TRAFFIC      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 8/9/00

Department Approval [Signature] Date 8/10/00

Additional water and/or sewer tap fee(s) are required: YES      NO ✓ W/O No. 13317

Utility Accounting [Signature] Date 8/10/00

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)

*See Revised*

CENTER LINE REDLAND'S  
FIRST LIFT CANAL

S83°58'55"E

140.31'

N88°25'28"E

125.57'

S27°29'09"E

10.41'

25' CANAL EASEMENT

10.00' (TYP.)  
W.C.  
15.00' (TYP.)

11.65'  
W.C.

N24°52'29"W

146.49'

0.57 ± ACRES

W.C.

C1

C2

C5

C3

25'

PARK

DRIVE

CLUB

COUNTRY

28X56 HOME

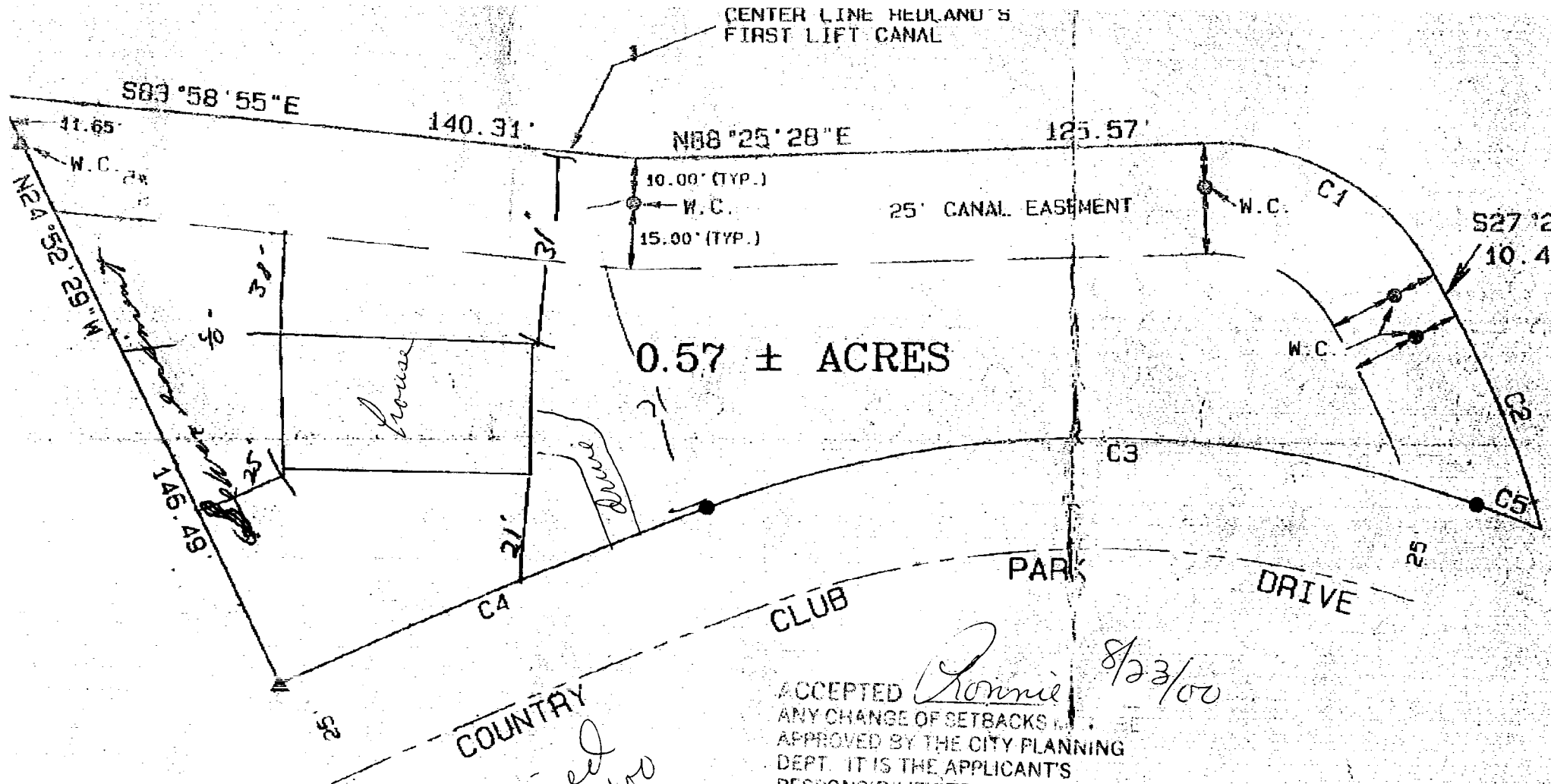
25' DRIVE

DRIVE OK  
24  
8/9/00

ACCEPTED  
ANY CHANGES OR SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*331 Country Club Park*

NO  
S  
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CENTER LINE HEDLAND'S FIRST LIFT CANAL

0.57 ± ACRES

25' CANAL EASEMENT

COUNTRY CLUB PARK DRIVE

*Revised 8/23/00 okay*

ACCEPTED *Ronnie 8/23/00*

ANY CHANGE OF SETBACKS... APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

331 Country Club Park Dr

| c  | DELTA     | RADIUS | ARC   | CH. BRG.    | CHORD |
|----|-----------|--------|-------|-------------|-------|
| C1 | 64°05'23" | 53.63  | 62.23 | S59°31'50"E | 50.1  |
| C2 | 13°44'45" | 214.92 | 51.56 | S20°36'45"E | 5     |
| C3 | 15°05'04" | 231.58 | 49.30 | S88°12'28"E | 18    |