

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>400.00</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>78871</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 4340 N Club Ct #D TAX SCHEDULE NO. 2945-012-84-008

SUBDIVISION Villas at Country Club SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING 3 BLK 2 LOT 7 SQ. FT OF EXISTING BLDG(S) N/A

OWNER Wrights Mesa LLC NO. OF DWELLING UNITS: BEFORE 0 AFTER 4

ADDRESS 2580 B Rd CONSTRUCTION

TELEPHONE 241-4292 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 4

APPLICANT SAME USE OF ALL EXISTING BLDGS Residence

ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: Construct

TELEPHONE 260-8064 4 Attached townhomes

TEO MARTIN

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: Per Plan RP-1999-218

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 10 TRAFFIC ZONE 10 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 02/26/01

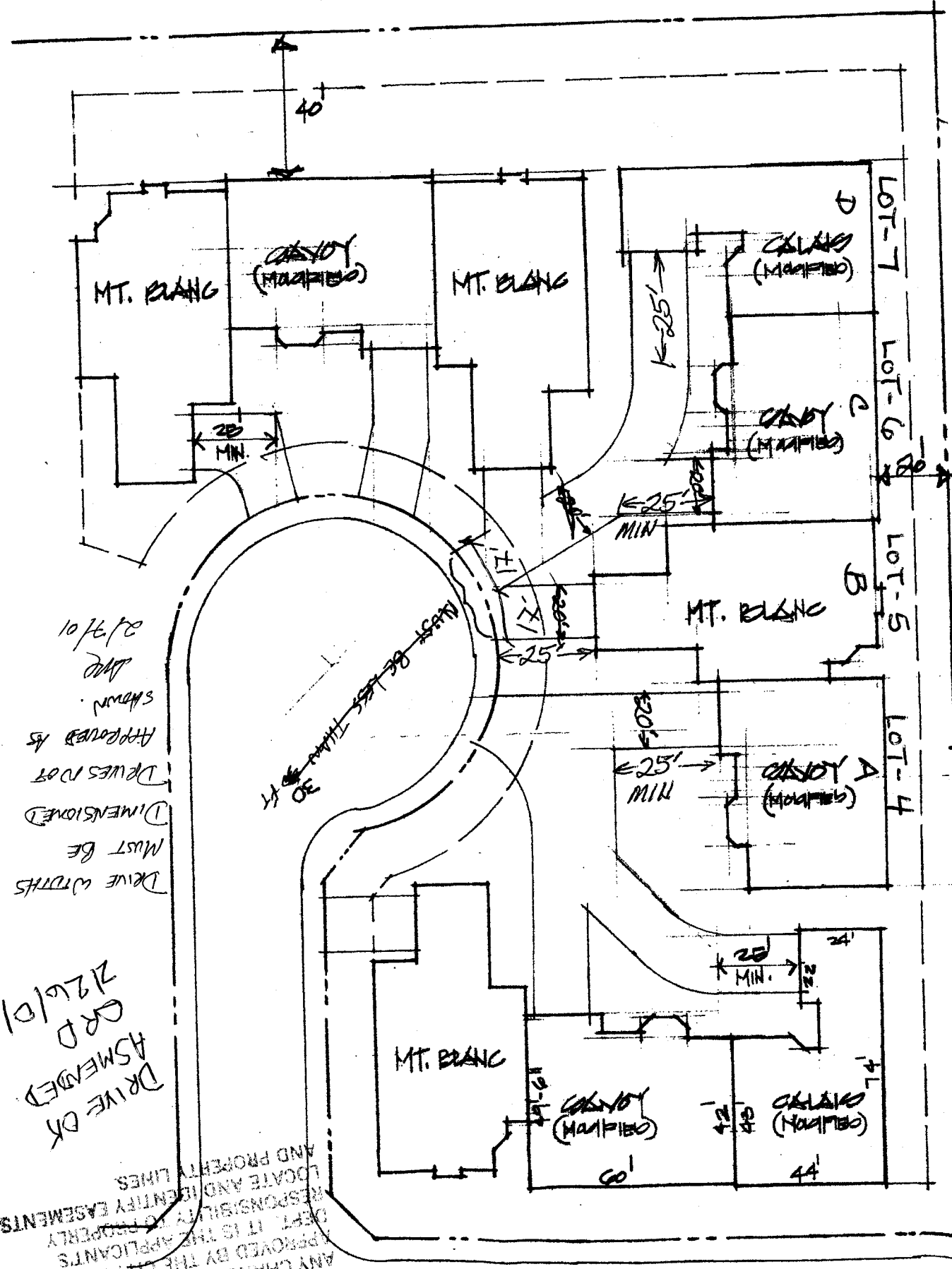
Department Approval Ronnie Edwards Date 2/26/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13720</u>
Utility Accounting	<u>Manuel Ace</u>		Date <u>2/26/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

4340 N. Club Court
Block 2 - Filings-3



DRIVE WIDTHS
MUST BE
DIMENSIONED
DRIVES NOT
APPROVED AS
SHOWN
10/26/01
DJP

DRIVE OR
ASSEMBLED
ORD
2/26/01

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

10/26/01
DJP

THE VILLAGE # SITE PLAN

12-20-00 11:40