

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

BLDG PERMIT NO. <u>78868</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 #A TAX SCHEDULE NO. 2945-012-84-005  
 SUBDIVISION Villas at Country Club SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING 3 BLK 2 LOT 4 SQ. FT OF EXISTING BLDG(S) N/A  
 OWNER Wrights Mesa LLC NO. OF DWELLING UNITS: BEFORE 0 AFTER 4  
 ADDRESS 2580 G Rd CONSTRUCTION  
 TELEPHONE 241-4292 / 260-8064 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  
 ✓ 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 X  
 SETBACKS: FRONT: As per from Property Line (PL) or from center of ROW, whichever is greater  
 SIDE: As per from PL REAR: \_\_\_\_\_ from PL PARKING REQUIREMENT: \_\_\_\_\_  
 MAXIMUM HEIGHT \_\_\_\_\_ SPECIAL CONDITIONS: Per PLAN RP-1999-218  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT 10 TRAFFIC ZONE 1C 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).

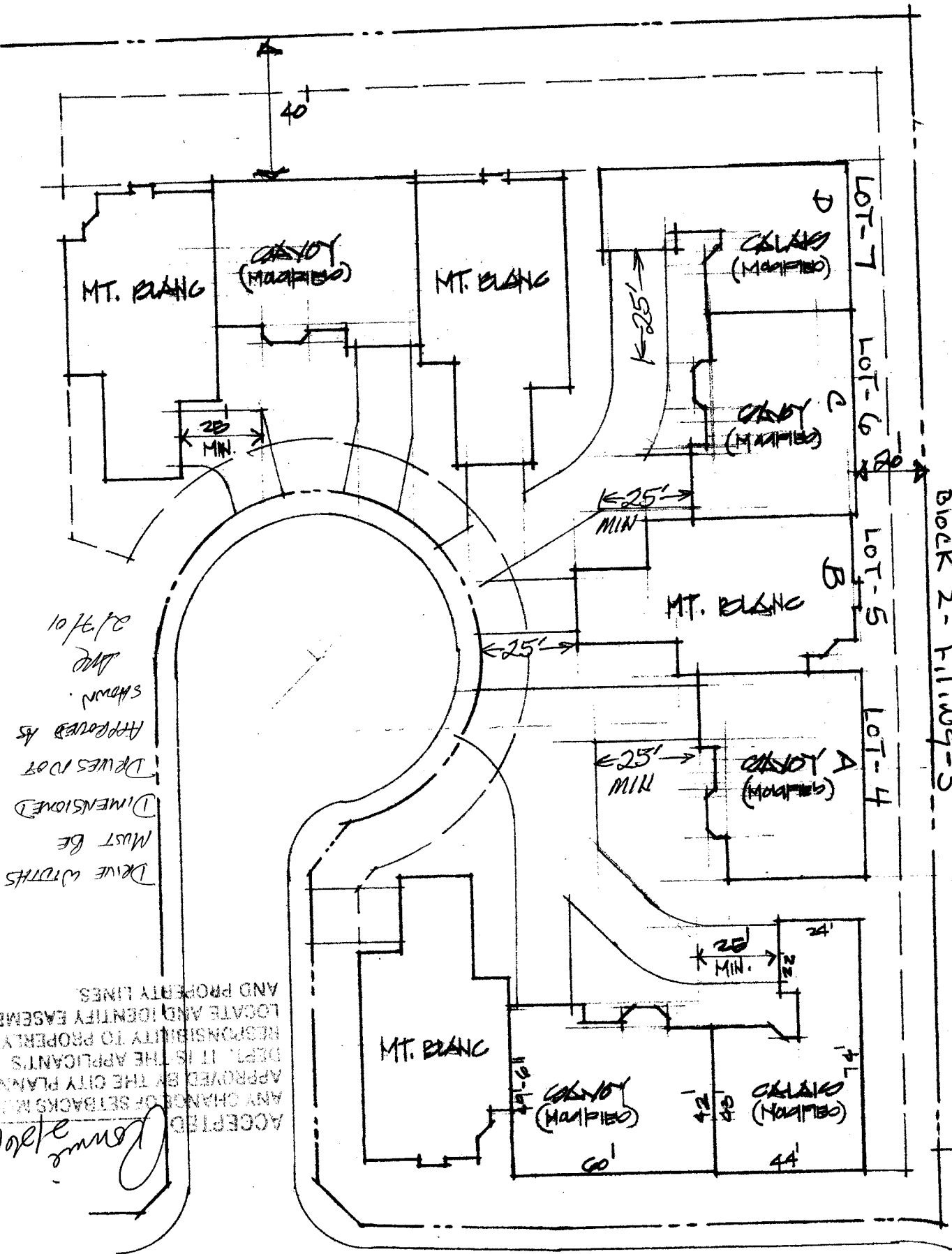
Applicant's Signature [Signature] Date 2/26/01  
 Department Approval Ronnie Edwards Date 2/26/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13770</u>
Utility Accounting	<u>[Signature]</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 - Filing-3



DRIVE WITHS  
 MUST BE  
 DIMENSIONED  
 DRIVES NOT  
 APPROVED AS  
 SHOWN.  
 10/16/01  
 DMP

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

**THE VILLAGES # SITE PLAN**  
 PAUL BONE 12-20-00 80:11=40