

12/26/00 - # 77859 -

FEE \$	10.00
TCP \$	300.00
SIF \$	292.00

# PLANNING CLEARANCE

BLDG PERMIT NO. 77859

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



Your Bridge to a Better Community

ANX-1999-247 MS-1999-247

BLDG ADDRESS 263 Coventry Ct SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2943-302-31-003 SQ. FT. OF EXISTING BLDGS 1152

SUBDIVISION Coventry Club Townhome TOTAL SQ. FT. OF EXISTING & PROPOSED 1152

FILING Replat BLK — LOT Unit 51 NO. OF DWELLING UNITS:  
Before: 50 After: 51 this Construction

(1) OWNER Karl R. Clemens NO. OF BUILDINGS ON PARCEL  
Before: 10 After: 10 this Construction

(1) ADDRESS 6400 Purdy Mesa Rd USE OF EXISTING BUILDINGS club house

(1) TELEPHONE 255-3841 DESCRIPTION OF WORK & INTENDED USE Interior Remodel

(2) APPLICANT Same TYPE OF HOME PROPOSED:

(2) ADDRESS \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
(2) TELEPHONE \_\_\_\_\_  Manufactured Home (HUD)  
 Other (please specify) existing

**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 17.83 (PD) Maximum coverage of lot by structures —

SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL, existing Parking Req't 2

Maximum Height \_\_\_\_\_ Special Conditions club house changed to a living unit

CENSUS 13 TRAFFIC 81 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 11-3-00

Department Approval [Signature] Date Nov. 3, 2000 5/21/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>clubhouse to living unit</u>
Utility Accounting	<u>[Signature]</u>	Date <u>5-21-01</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)