

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

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

BLDG PERMIT NO. 83136



Your Bridge to a Better Community

B

BLDG ADDRESS 4350 N. CLUB CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2200 #

TAX SCHEDULE NO. 2945-012-84-010 SQ. FT. OF EXISTING BLDGS _____

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

FILING # BLK 2 LOT 9 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER WRIGHT'S MESA LLC, NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 3 this Construction

(1) ADDRESS 2580 G. RD. G. J. USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE 241-4292 DESCRIPTION OF WORK & INTENDED USE NEW TOWNHOME UNIT

(2) APPLICANT TED A. MARTIN, MK. TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2580 G. RD.

(2) TELEPHONE 970-241-4292

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side per plan from PL, Rear _____ from PL
 Permanent Foundation Required: YES NO _____

Maximum Height _____ Parking Req'mt 0

Special Conditions Per building envelope

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 1/22/02

Department Approval [Signature] Date 2-5-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>14563</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/5/02</u>

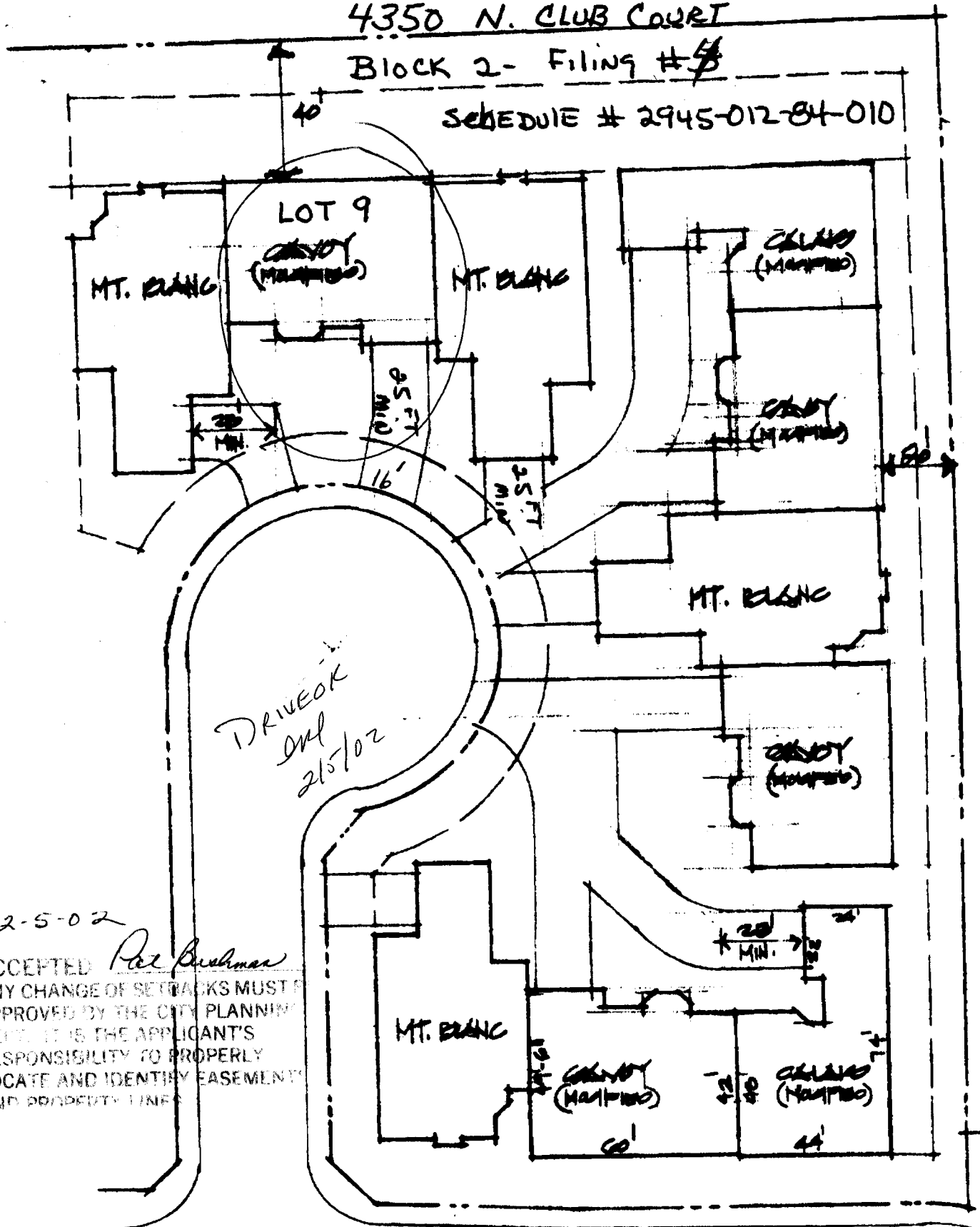
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

4350 N. CLUB COURT

Block 2- Filing # ~~5~~

SCHEDULE # 2945-012-84-010



2-5-02

ACCEPTED *Pat Bushman*
 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 BUSHMAN 12-20-00 0051-40