

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

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

BLDG PERMIT NO. 83135



BLDG ADDRESS 4350-A N. CLUB CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1998

TAX SCHEDULE NO. 2945-012-84-009 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION VILLAS @ Country CLUB TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 4 BLK 2 LOT 8

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER WRIGHTS Mesa LLC

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 3 this Construction

(1) ADDRESS 2580 G. Rd.

USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE 970-241-4292

DESCRIPTION OF WORK & INTENDED USE NEW TOWN Home UNIT

(2) APPLICANT TED A MARTIN - mgr

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

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side per from PL, Rear \_\_\_\_\_ from PL

Parking Req'mt 2

Maximum Height \_\_\_\_\_

Special Conditions per bldg envelope

CENSUS 10 TRAFFIC 16 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 1/22/02

Department Approval Pat Budman

Date 2-5-02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>14561</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/5/02</u>

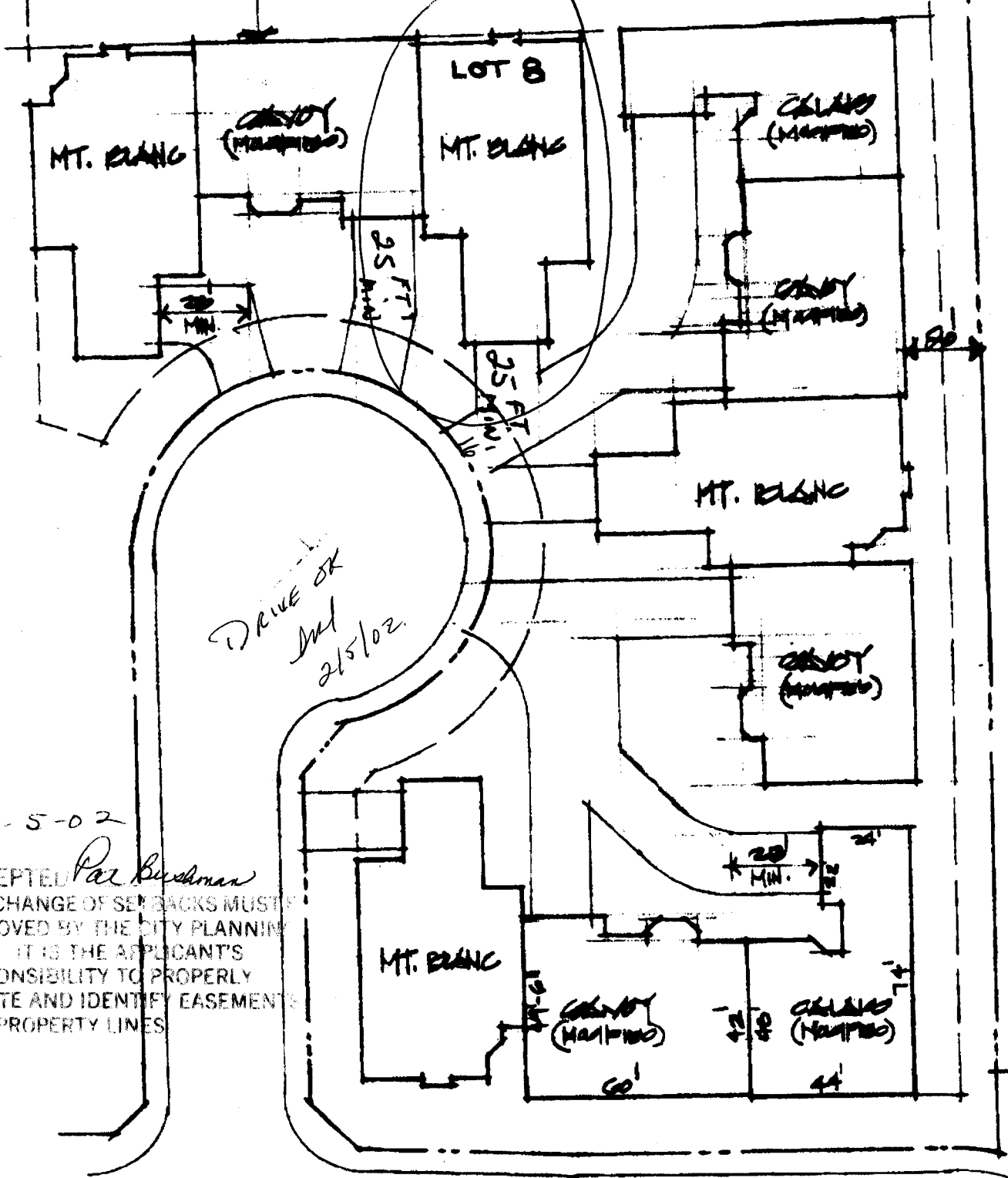
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

# 4350 N. CLUB COURT

## Block 2 - Filing # 5

Schedule # 2945-D12-84-009



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 VILLAS # SITE PLAN

FALL 2001 12-20-00 001-40