

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

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

BLDG PERMIT NO. 83137



Your Bridge to a Better Community

BLDG ADDRESS 4350-C N. CLUB CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1978  
 TAX SCHEDULE NO. 2945-012-84-011 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION VILLAS @ COUNTRY CLUB TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING # BLK 2 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 3 this Construction  
 (1) OWNER WRIGHTS MESA LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 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, MGR. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2580 G. RD. G.J.  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE 241-4292  Other (please specify) \_\_\_\_\_

**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 4.8 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 \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL Parking Req't 2  
 Maximum Height \_\_\_\_\_ Special Conditions Per Plan RP-1999-218  
 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 76. Joe Bushman Date 2-5-02

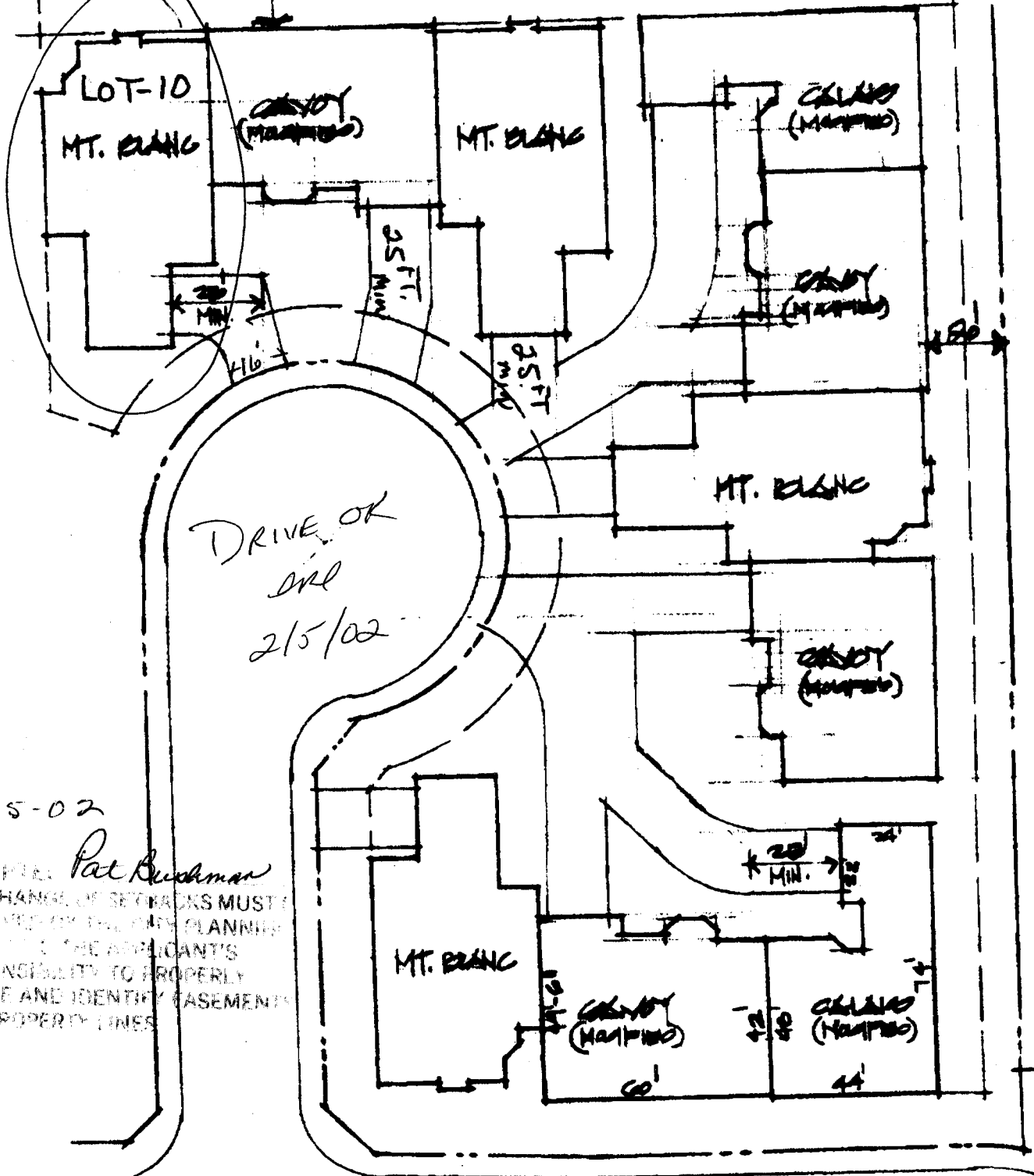
Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>14562</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/5/02</u>	

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 # 1/2

Schedule # 2945-012-84-011



2-5-02

ACCEPTED: *Pat Bushman*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**THE VILLAGES # SITE PLAN**

FILED 2002 12-20-00 00:10:40