

DATE SUBMITTED: July 15, 1991

PERMIT # 39283

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 739 Golfmore

SQ. FT. OF BLDG: 24 X 24

SUBDIVISION: FAIRWAY PARK

SQ. FT. OF LOT: GARAGE

FILING # _____ BLK # _____ LOT # 3

NUMBER OF FAMILY UNITS: SF

TAX SCHEDULE NUMBER:
2701-363-12-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Clyde Anderson

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 739 Golfmore

PHONE: 245-0995

DESCRIPTION OF WORK AND INTENDED USE:
Construct Detached Garage

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 3' R 10'
Accessory

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 16

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7-15-91  & 

ACCEPTED *[Signature]* 7-15-91
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.

CLUB DR.

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739 GOLF MORE

LOT 3
BLOCK 2
FAIRWAY PARK
MESA COUNTY CO

10.5 FEET

60'

NORTH
↓

GOLF MORE

155'

CONCRETE FOOTER + SLAB - 24' x 24' DETACHED GARAGE
"84 LUMBER" KIT.

