

DATE SUBMITTED: 2/1/93

PERMIT NO. 44199

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 715 Golfmore

SQ. FT. OF BLDG: _____

SUBDIVISION Fairway Park

SQ. FT. OF LOT: _____

FILING # _____ BLK # 9 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-363-19-002

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Harris H. Gilman

USE OF EXISTING BUILDINGS: Home

ADDRESS 715 Golfmore Dr

TELEPHONE: 245-2016

DESCRIPTION OF WORK AND INTENDED USE: 3 car garage addition (120 SF)

REQUIRED: Two 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 X

SETBACKS: FRONT 45' from C

GEOLOGIC HAZARD: YES _____ NO X

SIDE 7' REAR 30'

CENSUS TRACT: 10 TRAFFIC ZONE: 16

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and 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.

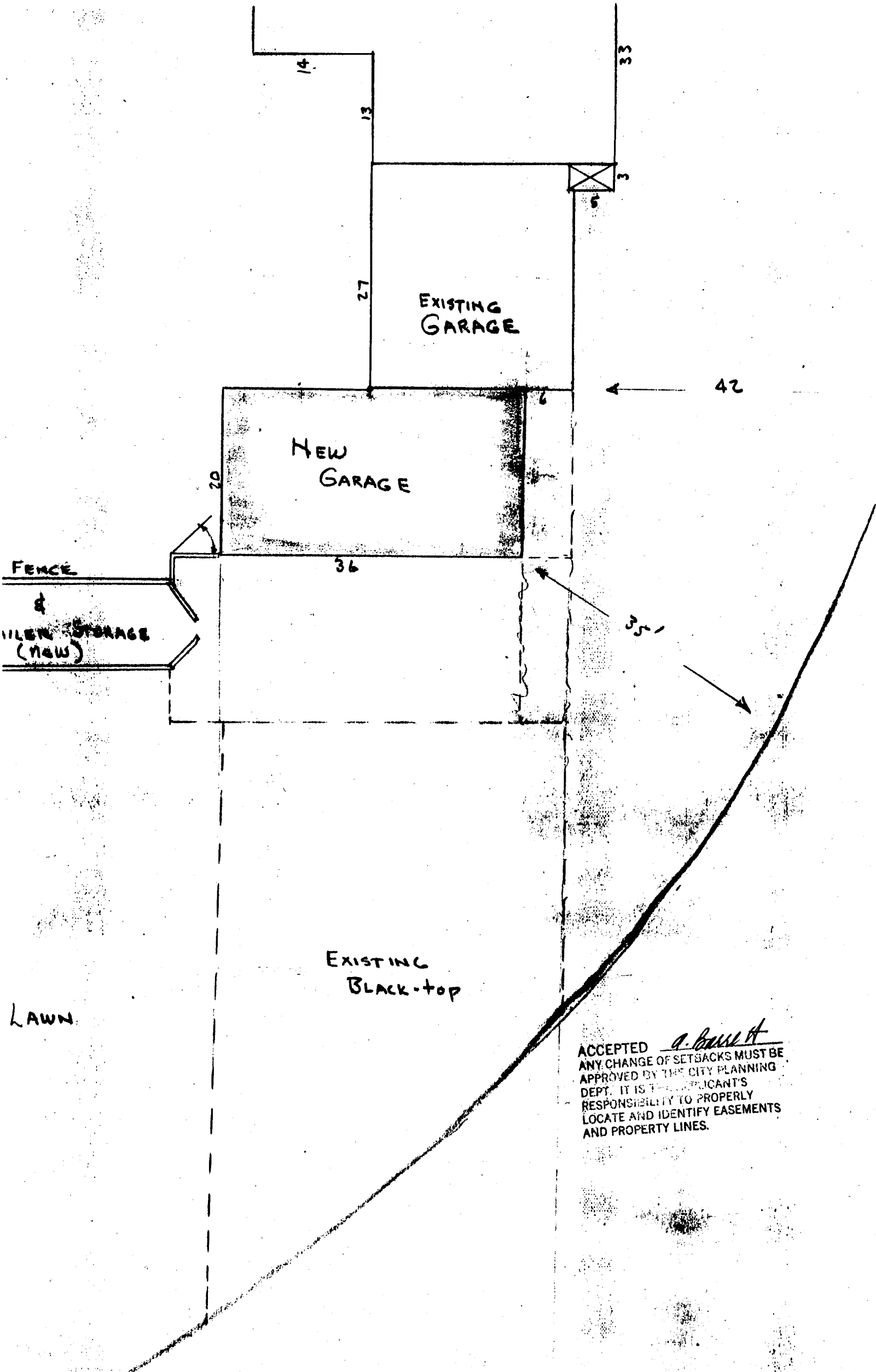
Angeline Barnett
Department Approval

Harris H. Gilman
Applicant Signature

2/1/93
Date Approved

2-1-93
Date

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



ACCEPTED *a. base H*
 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.