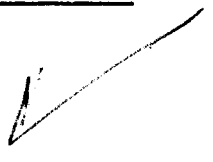


DATE SUBMITTED 3-16-94

BUILDING PERMIT NO. 47986

FEE \$ 5.00

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



BLDG ADDRESS 748 Golfmore

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24X24-576^{sq} Garage

SUBDIVISION Fairway Park Sub.

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK 6 LOT 1

TAX SCHEDULE NO. 2701-363-06-001

NO. OF FAMILY UNITS 1

OWNER Chris Soublas

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 748 Golfmore

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 243-1477

New Garage

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-4

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 3' from property line

CENSUS TRACT 10 TRAFFIC ZONE 16

Rear 10' from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 35%

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Pitz

Applicant Signature Jim Wilson

Date Approved 3-16-94

Date Mar 15 '94

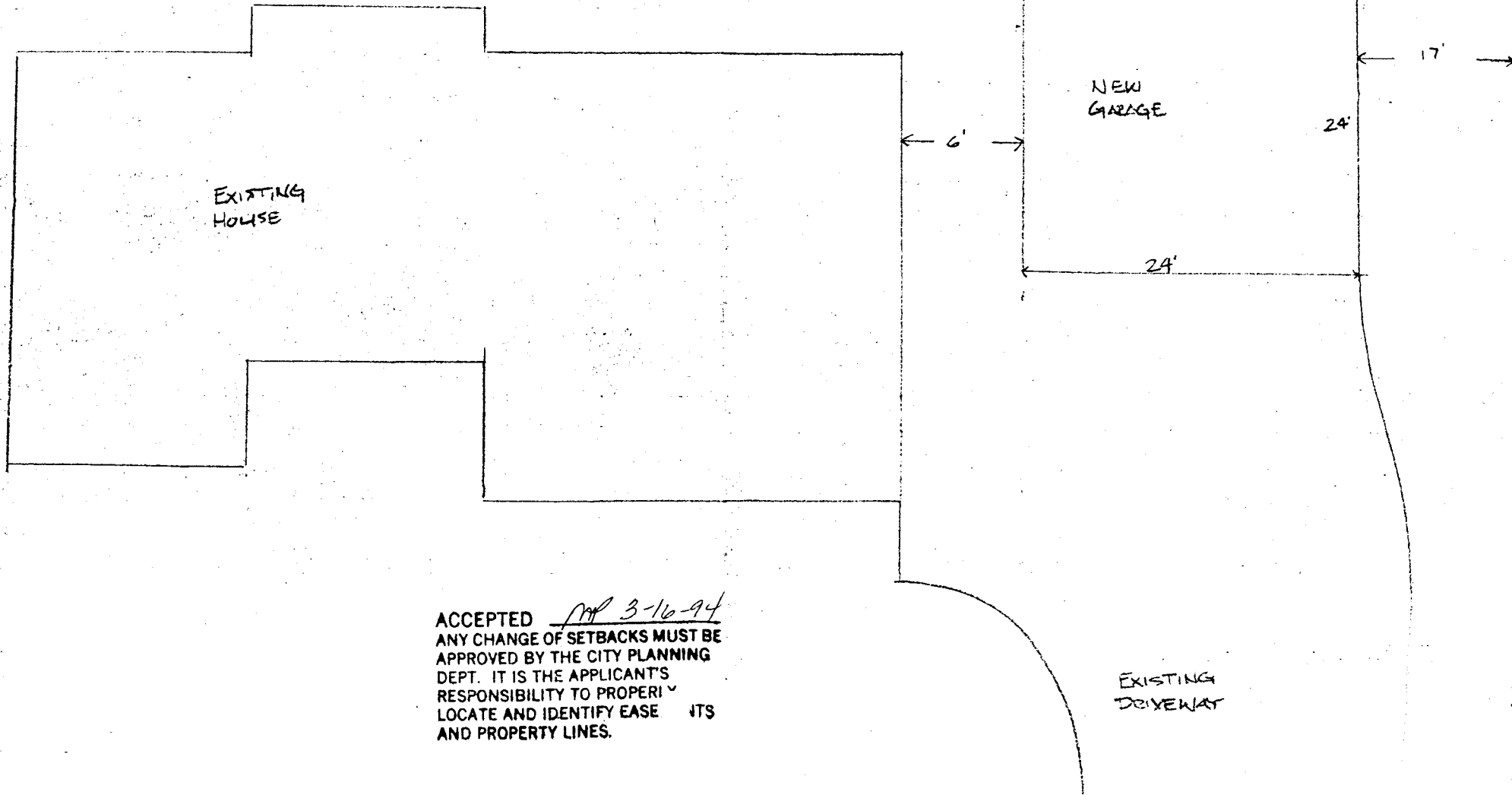
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

↑
NORTH



ACCEPTED MP 3-16-94
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.

SITE PLAN
+
PLAN

↓
748 GOLFMOORE DR
GRAND JECT, CO