

FEE'S	70 <sup>00</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 60008

**PLANNING CLEARANCE**

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

BLDG ADDRESS 728 GOLFMOORE DR TAX SCHEDULE NO. 2701 363 06006  
 SUBDIVISION FOURWAY PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION TWO-300 # TOTAL 600 FT<sup>2</sup>  
 FILING BLK 6 LOT 6 SQ. FT. OF EXISTING BLDG(S) 3700  
 (1) OWNER ROBERT L. PERCIVAL NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 728 GOLFMOORE DR NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-5302 USE OF EXISTING BLDGS RES.  
 (2) APPLICANT S.C.T. DESCRIPTION OF WORK AND INTENDED USE: COVER EXISTING CONCRETE PATIO - NO WALLS  
 (2) ADDRESS 464 25.5 RD.  
 (2) TELEPHONE 256-7624

**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 RSE-4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 30' from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS 16 TRAFFIC 10 ANN# \_\_\_\_\_

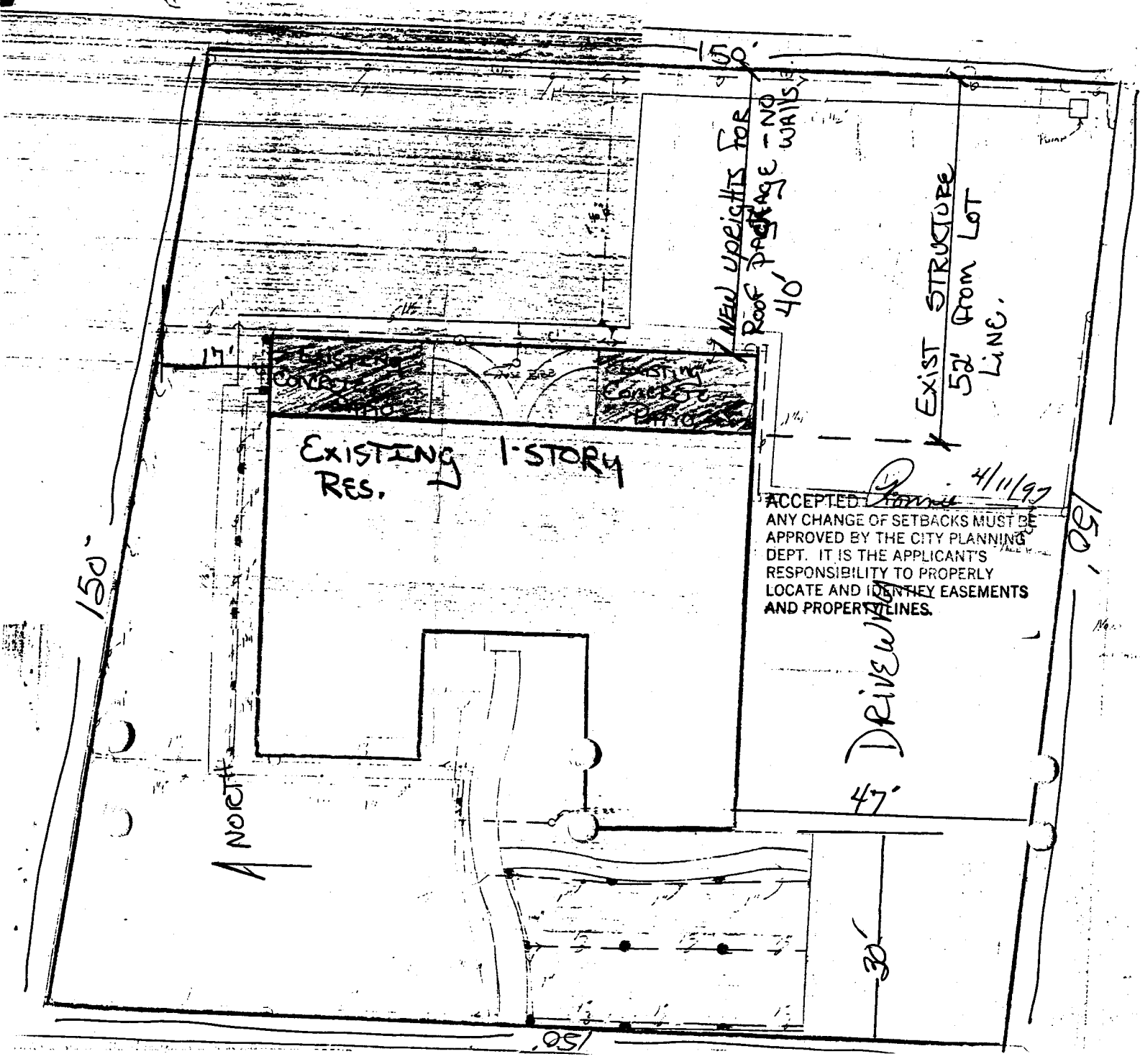
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 4-11-97  
 Department Approval [Signature] Date 4-11-97  
 Additional water and/or sewer tap fee(s) are required. YES \_\_\_\_\_ NO X W/O No. 3021-1300-01-4  
 Utility Accounting [Signature] Date 4-11-97

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)



EXISTING 1-STORY RES.

NEW UPRIGHTS FOR ROOF PACKAGE - NO WALLS 40'

EXIST. STRUCTURE 52' FROM LOT LINE.

ACCEPTED *[Signature]* 4/11/97  
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.

47' DRIVEWAY

150'

A NORTH

150'

30'

150'