

FEE \$	10.00
TCP \$	
SIF \$	



BLDG PERMIT NO. 166107

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

BLDG ADDRESS 405 Country Club Park Dr TAX SCHEDULE NO. 2945-211-07-003

SUBDIVISION Country Club Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 382 sq'

FILING BLK 4 LOT 5 SQ. FT. OF EXISTING BLDG(S) 1450 sq'

(1) OWNER Bruce Lambert NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 405 Country Club Park Drive NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-1245 USE OF EXISTING BLDGS residence

(2) APPLICANT Hilgenfeld Construction DESCRIPTION OF WORK AND INTENDED USE:  
Adding a living room to the rear of existing residence. Changing fixtures in existing bath.

(2) ADDRESS P. O. Box 1131 GJ

(2) TELEPHONE 243-4048

**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 RSF-2 Maximum coverage of lot by structures 25%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater

Side 15' from PL Rear 30' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS H01 TRAFFIC 96 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 7-10-98

Department Approval [Signature] Date 7-13-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11451

Utility Accounting R. Raymond Date 7/13/98

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)

130'

ACCEPTED KV 7-13-98  
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.

North ↘

Not to Scale

135.71'

202'

34.54'

26'

Addition

residence

Concrete  
Drive

26.73'

43.09'

405 Country Club Park Road

25.82'

130'

8-4-98

Revised

Q, KV

~~KV 7-13-98~~

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
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RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

North →

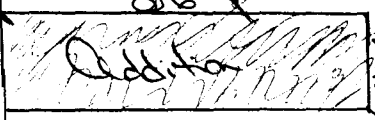
135.74'

WIRE FENCE

39'-7"

Not to scale

32'-0"



residence

Concrete  
Drive

26.73'

26.09'

405 Country Club Park Road

248'

202'