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BLDG PERMIT NO. 106306

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 748 Golfmore Dr TAX SCHEDULE NO. 2701-363-06-001
 SUBDIVISION Fairway Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240
 FILING _____ BLK 6 LOT 1 SQ. FT. OF EXISTING BLDG(S) 3500?
 (1) OWNER Chris Soupland NO. OF DWELLING UNITS
 BEFORE: one AFTER: one THIS CONSTRUCTION
 (1) ADDRESS 748 Golfmore Dr NO. OF BLDGS ON PARCEL
 BEFORE: one AFTER: one THIS CONSTRUCTION
 (2) APPLICANT Jim Wilson USE OF EXISTING BLDGS Home
 (2) ADDRESS 2139 Buffalo DESCRIPTION OF WORK AND INTENDED USE: adding
 (2) TELEPHONE 2430903 Hot Tub Room

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-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'tmt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear 30' from PL
 Maximum Height 32'
 CENSUS 10 TRAFFIC 16 ANNEX# _____

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).

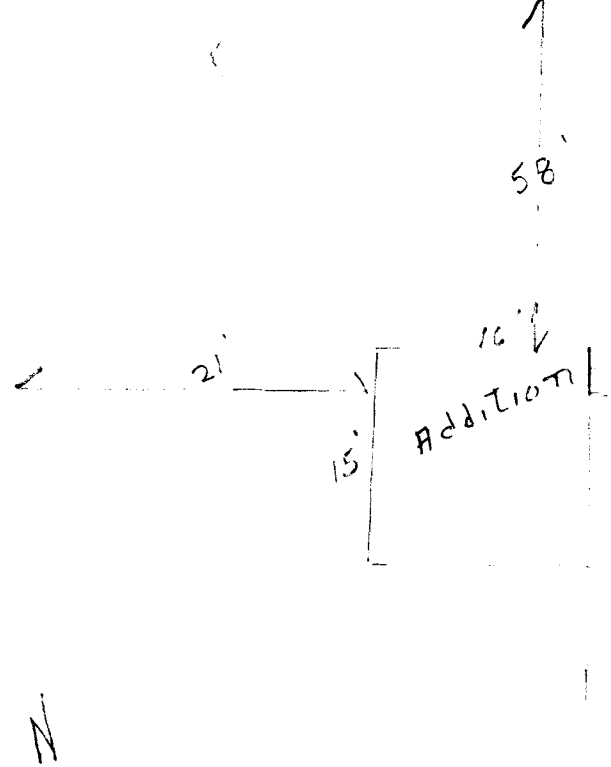
Applicant Signature Jim Wilson Date 7/31/98
 Department Approval Antonia F. Costello Date 7-31-98

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

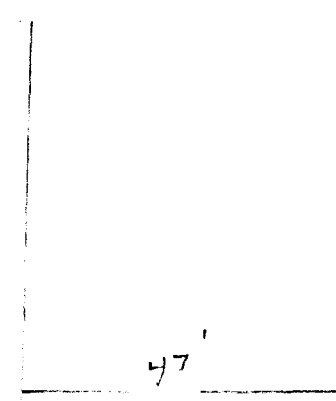
Utility Accounting [Signature] Date 7/31/98

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)



Present
House



ACCEPTED SLC 7-31-98
 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.

2701-363-06-001

748 Golfmore Dr

