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BLDG PERMIT NO. 67899

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 720 Golfmore Dr TAX SCHEDULE NO. 2701.303.00-010
 SUBDIVISION Laurie Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION X
 FILING _____ BLK 4 LOT 10 SQ. FT. OF EXISTING BLDG(S) 3106
 (1) OWNER THOMAS + PEGGY NOWAK NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 720 GOLFMORE DR
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS SINGLE FAMILY
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: DEMOLISH
 (2) TELEPHONE SAME EXISTING 7' EXTERIOR WALL - REPLACE WITH
 ANOTHER 5' EXTERIOR DOOR + WALL PERPENDICULAR TO
 EXISTING WALL

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 about 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'mt 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS 10 TRAFFIC 21 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 Peggy Nowak Date 12-2-98
 Department Approval H. Valdes Date 12-2-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date #12/2/98

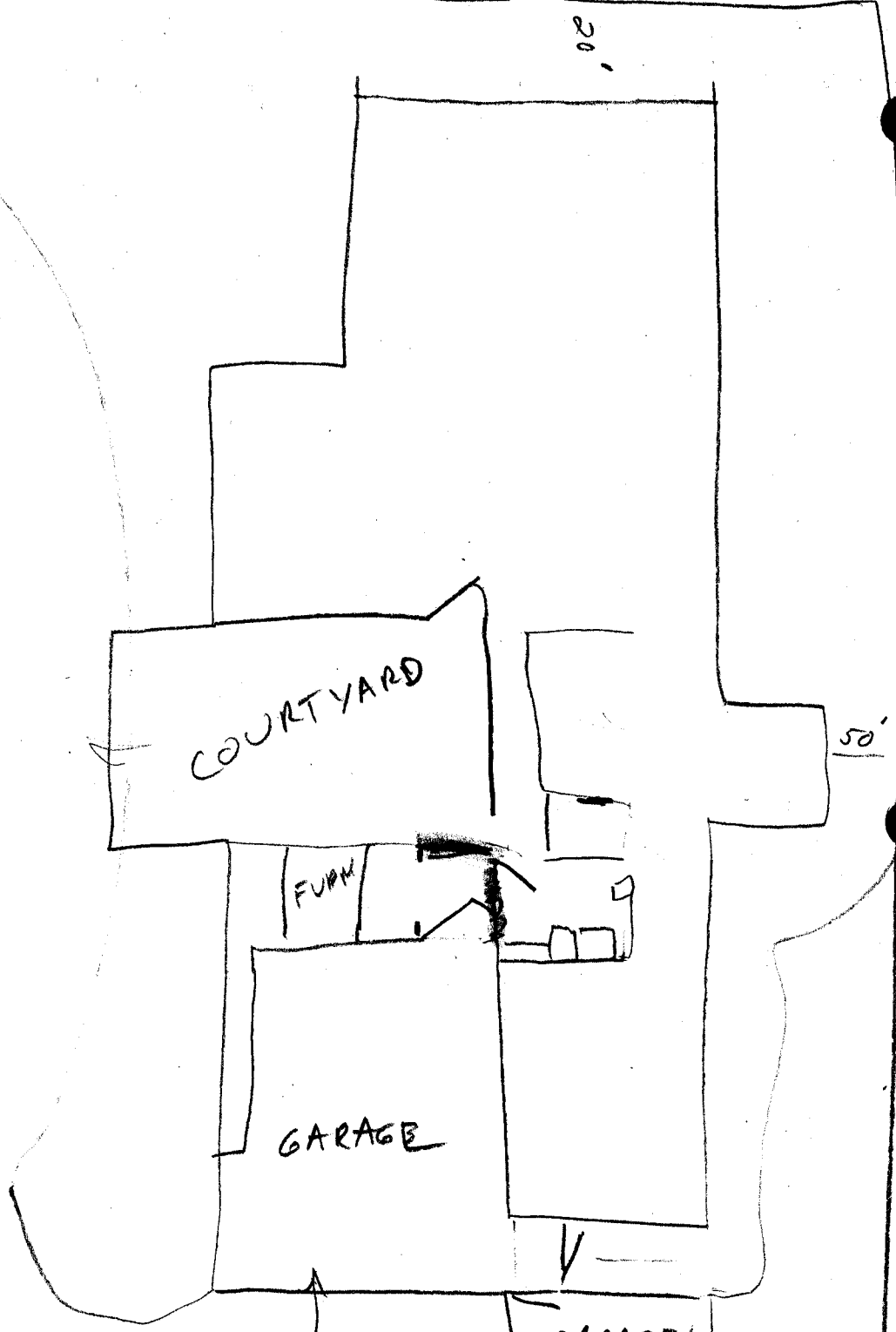
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

GOLF MORE DR

720 GOLF MORE DR

GOLFCOURSE BOOKCLIFF COUNTRY CLUB



ACCEPTED KV 12-2-98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.