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BLDG PERMIT NO. 03773

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

1342-873

BLDG ADDRESS 746 Golfmore Drive TAX SCHEDULE NO. 2701-363-06-002

SUBDIVISION Fairway Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 624 sq'

FILING BLK 6 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1891 sq'

(1) OWNER Mike Eubanks NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 746 Golfmore Drive

(1) TELEPHONE 241-0514 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Hilgenfeld Construction USE OF EXISTING BLDGS residence

(2) ADDRESS P. O. Box 1131 GJ 81502 DESCRIPTION OF WORK AND INTENDED USE:
Remodel 500 sq' of residence - to game room.
Add a 624 sq' detached garage.

(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-4 **PAID** Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) **FEB 2 - 1998** Parking Req'mt 2
or 45' from center of ROW, whichever is greater

Side 7' from PL Rear 30' from PL **CMC** Special Conditions _____

Maximum Height 32'

CENSUS 10 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 2-2-98

Department Approval [Signature] Date 2-2-98

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

Utility Accounting [Signature] Date 2/2/98

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)

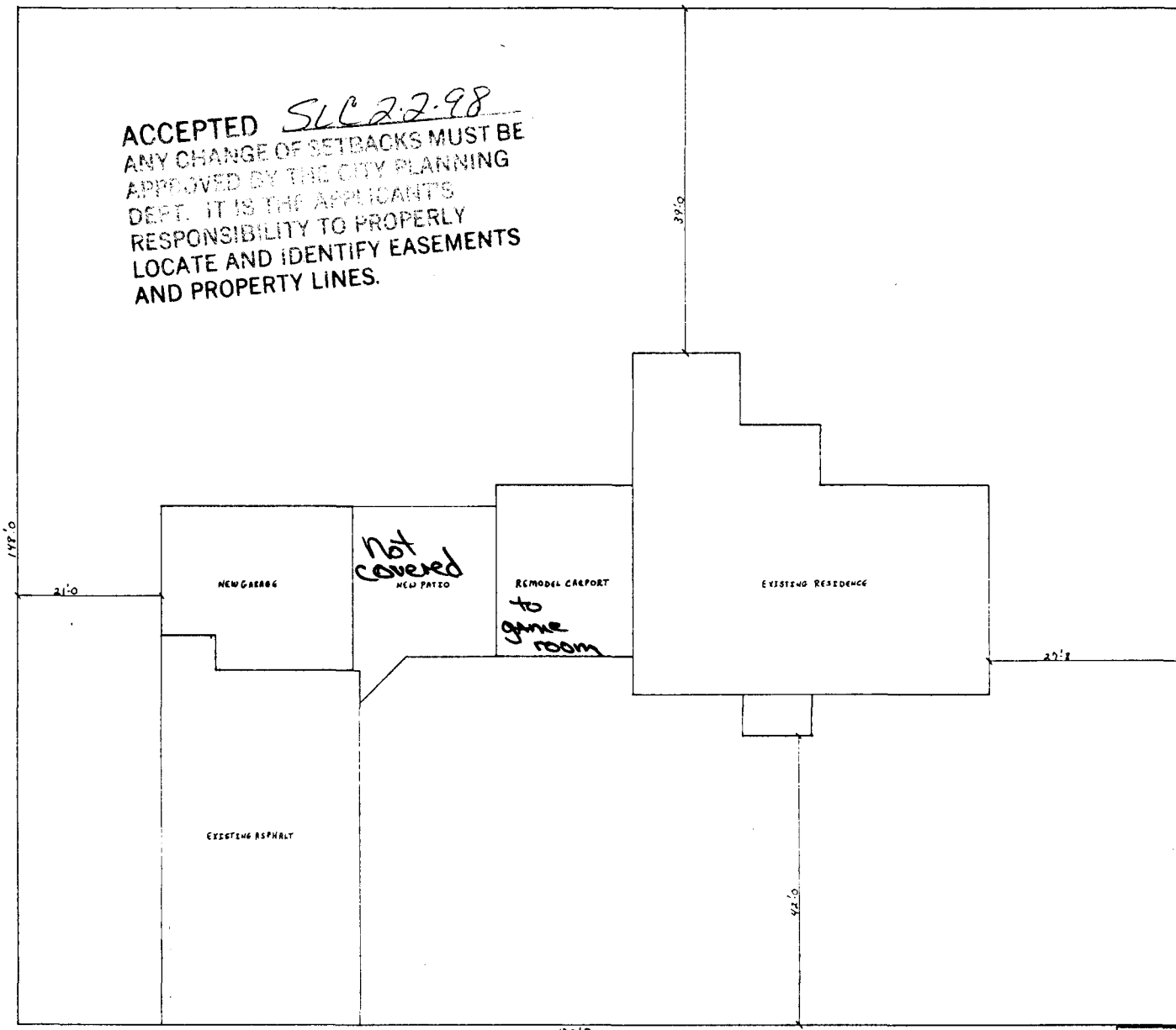
Golf Course

ACCEPTED SLC 2.2.98
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.

PEREWAY LOCATION OK
W. Colburne 1/29/98

Another residence

Another residence



HILGENFELD
CONSTRUCTION
P.O. Box 1131, Grand Jct., CO 81502
Premium Custom Homes
970-243-4044

746 Golfmore Drive

EUBANKS REMODEL / GARAGE ADDITION		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 11-21-97		R. Hilgenfeld
746 GOLFMORE	GRAND JCT. CO	DRAWING NUMBER:
		1 of 3