

FEE \$	10 ⁻
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 77200



Your Bridge to a Better Community

BLDG ADDRESS 748 GOLFMORE DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 475 #

TAX SCHEDULE NO. 2701-363-06-001 SQ. FT. OF EXISTING BLDGS 4,300

SUBDIVISION Fairway TOTAL SQ. FT. OF EXISTING & PROPOSED 4,775 #

FILING — BLK 6 LOT 1 NO. OF DWELLING UNITS: Before: 1 After: 1 this Construction

(1) OWNER CHRIS JOUFLAS NO. OF BUILDINGS ON PARCEL Before: 1 After: 1 this Construction

(1) ADDRESS 748 GOLFMORE DR. USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE — DESCRIPTION OF WORK & INTENDED USE SCREEN IN PORCH

(2) APPLICANT WILSON CONST. + DESIGN TYPE OF HOME PROPOSED:

(2) ADDRESS 3137 1/2 S. DRAKES CT. Site Built Manufactured Home (UBC)

(2) TELEPHONE 523-1910 Manufactured Home (HUD)

Other (please specify) REMODEL

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 _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions no change - porch is existing

CENSUS 10 TRAFFIC 16 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Drew Wilson Date 10-11-00

Department Approval Ronnie Edwards Date 10-11-00

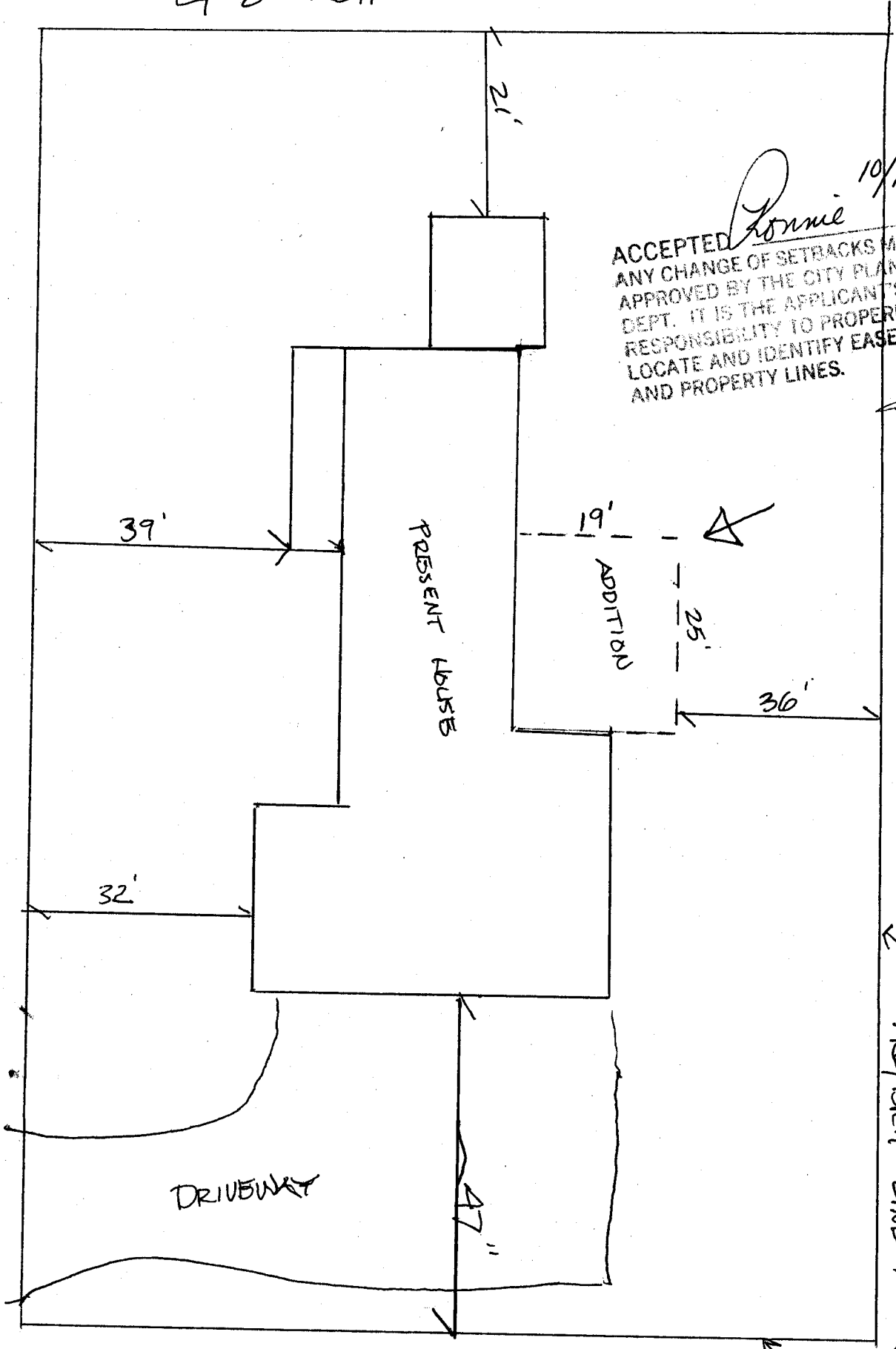
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Overholt</u>	Date <u>10-10-00</u>		

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)

G 1/2 Rd.

748 GOLFMOORE DR



ACCEPTED *Ronnie* 10/11/00
 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.

Handwritten signature

PROPERTY LINES