

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

13943-8737

BLDG ADDRESS 747 Golfmore Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1350

TAX SCHEDULE NO. 2701-363-07-009 SQ. FT. OF EXISTING BLDGS 2850

SUBDIVISION Fairway Park TOTAL SQ. FT. OF EXISTING & PROPOSED 4200

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

(1) OWNER Eva Kaufman NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 747 Golfmore Dr. USE OF EXISTING BUILDINGS Personal Residence

(1) TELEPHONE 242-0816 DESCRIPTION OF WORK & INTENDED USE Covered patio

(2) APPLICANT Fred Kaufman TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 747 Golfmore Dr.

(2) TELEPHONE 242-0816

**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 50%

SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7'/3' from PL, Rear 25'/5' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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).

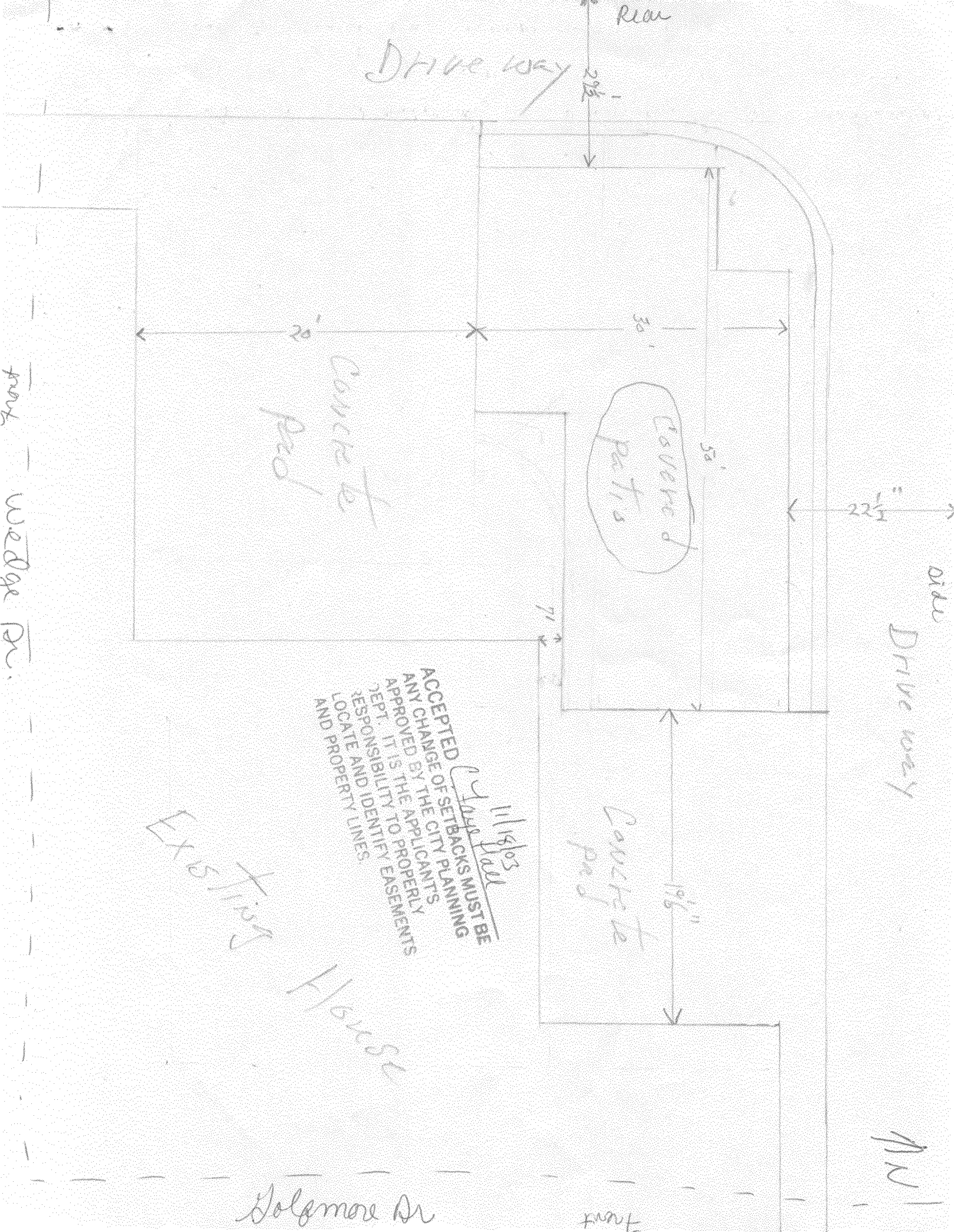
Applicant Signature Fred Kaufman Date 11-18-03

Department Approval C. Fay Hall Date 11/18/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>all included</u>	Date	<u>11-18-03</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)



Drive way

Rear

29 1/2'

30'

55'

22 1/2"

71'

19 1/2"

Concrete pad

Easement patio

DRIVE way

Wedge Dr.

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

11/18/05  
 J. Hall

Concrete pad

EX 57108

Harris St

Salem Dr

Front

FRONT