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

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

Building Address 720 Golfmore Dr  
 Parcel No. 2701-363-06-010  
 Subdivision FAIRWAY PARK  
 Filing \_\_\_\_\_ Block 6 Lot 10

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2938 Sq. Ft. Proposed 2938  
 Sq. Ft. of Lot / Parcel 1/2 acre  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 6000 Ø

**OWNER INFORMATION:**

Name PEGGY NOWAK  
 Address 720 Golfmore  
 City / State / Zip Gr Jct. CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name BENCHMARK CM LLC  
 Address 1959 BROADWAY  
 City / State / Zip GRAND Jct. CO 81503  
 Telephone 970-250-7700

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): STD construction

NOTES: remodel kitchen & greenhouse  
& demo of existing sunroom

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>			
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures _____	Permanent Foundation Required: YES _____ NO _____	
SETBACKS: Front _____ from property line (PL)	Side _____ from PL	Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Demo existing sunroom</u> <u>&amp; rebuild greenhouse</u> <u>&amp; remodel kitchen</u>		
Voting District _____	Driveway Location Approval _____	(Engineer's Initials) _____	

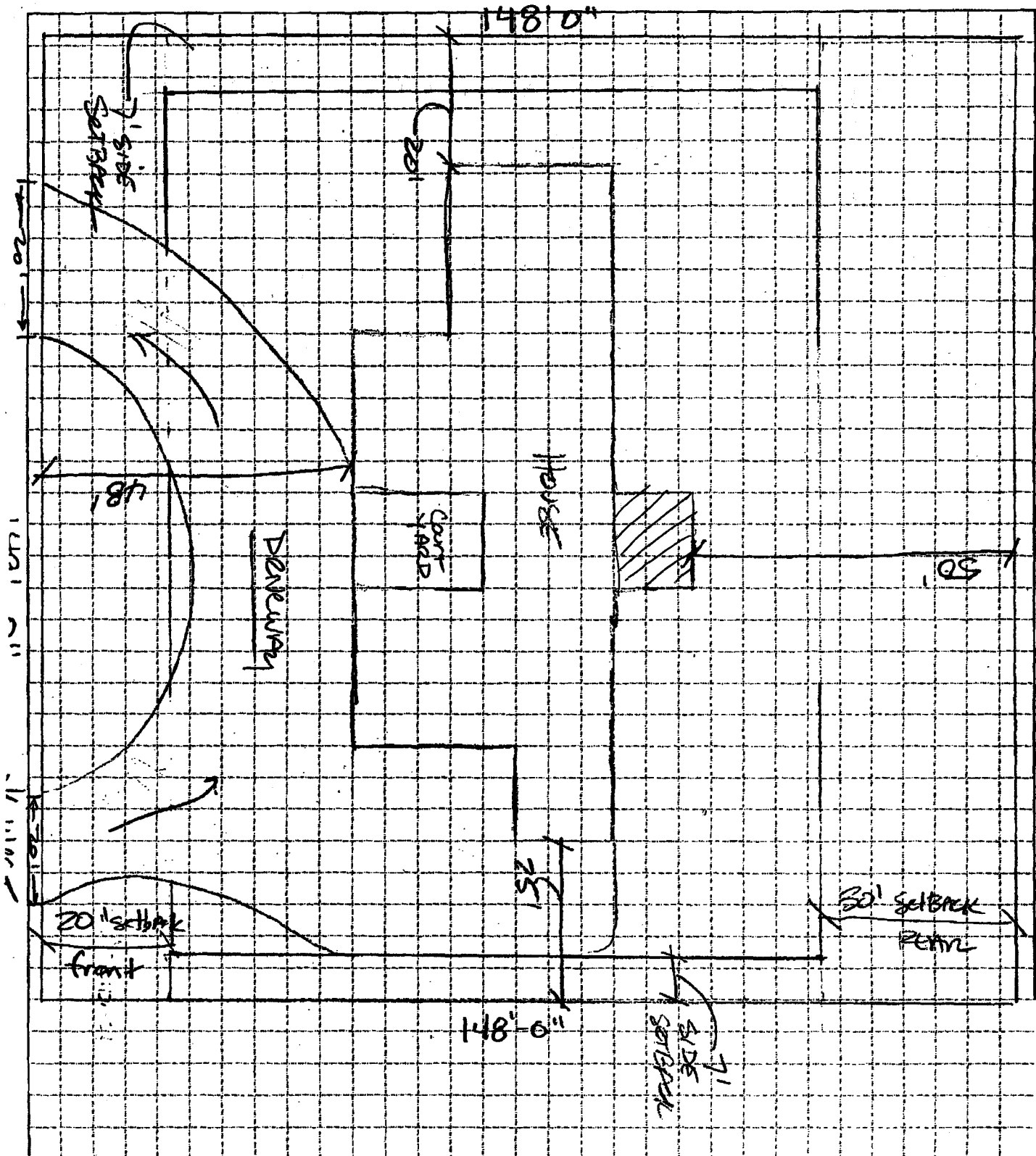
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 6/25/04  
 Department Approval [Signature] Date 6/28/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>6/28/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



720 GOLFMORE / BENCHMARK CM LLC 250 T700

ACCEPTED *Clare Hall*  
 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.