

FEE \$ 10.00  
TCP \$ 4.  
SIF \$

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO.  
**NR-2010-105**

\* 90.00 → INSPECTION FEE  
Building Address 749 GOLFMORE DR.  
Parcel No. 2701-363-07-008  
Subdivision FAIRWAY PARK  
Filing \_\_\_\_\_ Block 1 Lot 7  
& N. 11' OF LOT 6

No. of Existing Bldgs 1 No. Proposed 1  
Sq. Ft. of Existing Bldgs 4368 Sq. Ft. Proposed 10631  
Sq. Ft. of Lot / Parcel 28512  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 20553  
Height of Proposed Structure 31'

### OWNER INFORMATION:

Name LOUIS A. BUESCHER  
Address 749 GOLFMORE DR.  
City / State / GRAND JCT, CO

### DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): POOL, GARAGE, STUCCO, HALLWAY CONNECTION WITH ADJ HOUSE

### APPLICANT INFORMATION:

Name LOUIS A BUESCHER  
Address 749 GOLFMORE DR.  
City / State / GRAND JCT, CO  
Telephone 970-216-0858

### \*TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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.

APPLICANT IS REQUIRED TO SUBMIT APPLICATION TO VALUATE 6 1/2 PAGES. IF VALUATION IS NOT APPROVED, APPLICANT IS BUILDING PROVIDED ADDITION AT THEIR OWN RISK AND WOULD BE IN VIOLATION OF THE REQUIRED 20' FRONT YARD SETBACK AND (POSTAL)

### THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE R-4  
SETBACKS: Front 20' from property line (PL)  
Side 7' from PL Rear 25' from PL  
Maximum Height of Structure(s) 40'  
Voting District \_\_\_\_\_ Driveway Location Approval RAD  
(Engineer's Initials)

Maximum coverage of lot by structures 50%  
Permanent Foundation Required: YES X NO \_\_\_\_\_  
Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
Parking Requirement N/A  
Special Conditions WOULD NEED TO MODIFY STRUCTURE TO MEET ALL REQUIRED BUILDING SETBACKS.

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Louis A. Buescher Date 7/9/2010  
Planning Approval John A. Peterson Date 7/12/2010

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. \_\_\_\_\_  
Utility Accounting what Date 7/13/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02 Grand Junction Municipal Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)