

DATE SUBMITTED: 10/19/89

PERMIT # 34355

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 318 W. HIGHLAND DR.

SQ. FT. OF BLDG: 1040 HOUSE
440 GARAGE

SUBDIVISION: HIGHLAND ACRES SUB

SQ. FT. OF LOT: 9000

FILING # _____ BLK # 2 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-193-04-008

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: RODNEY PHILLIPS

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 345 33124 PALMARE

RESIDENCE LOT

PHONE: 434-6637

DESCRIPTION OF WORK AND INTENDED USE:
HOUSE & ~~SPEC~~ HOME

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: 125F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 30'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 81

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10/19/89

APPROVED BY: Bobbi Darlington

Rodney Phillips
SIGNATURE

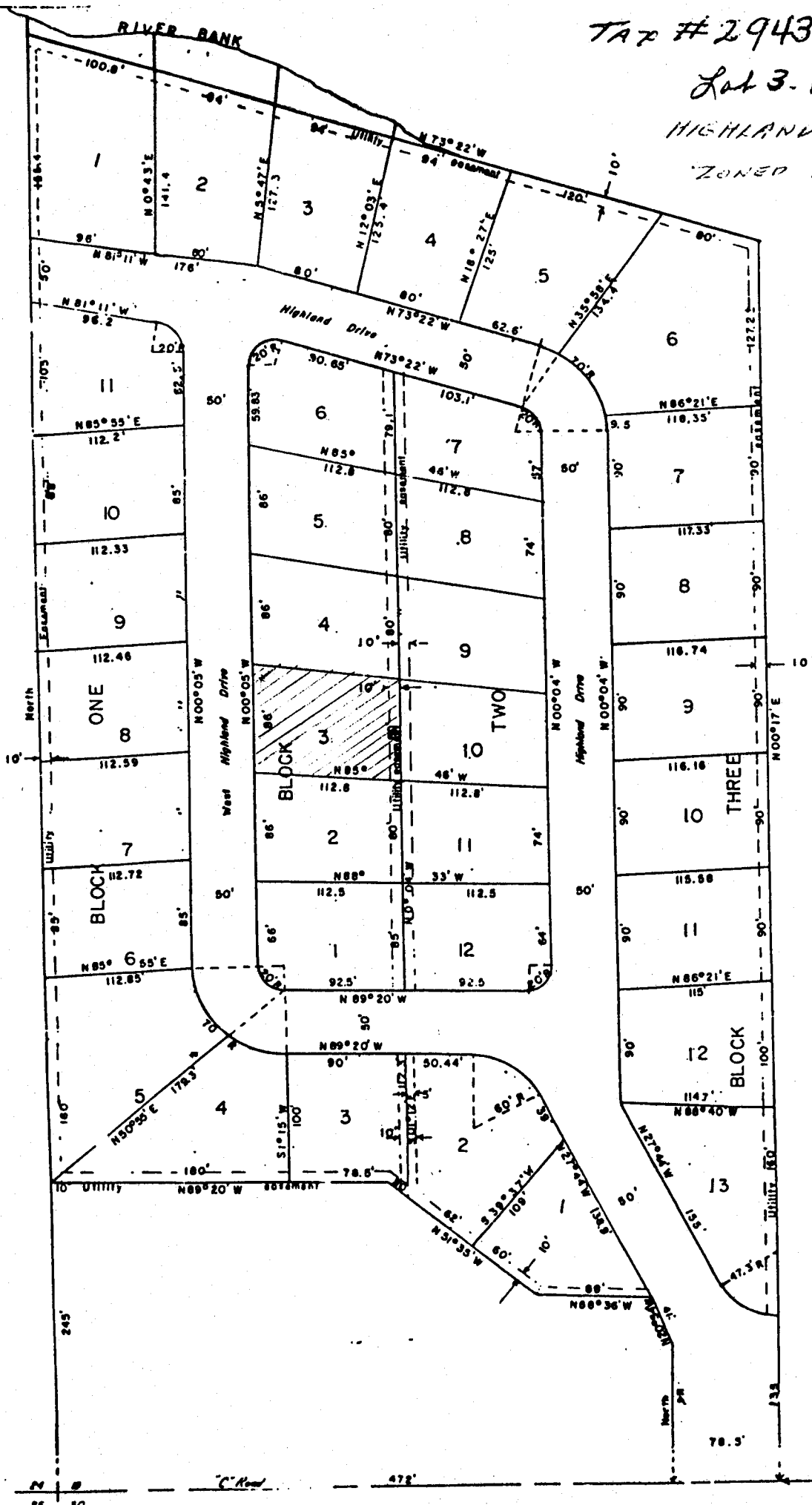
TAX # 2943-193-04-008

Lot 3, Block 2

HIGHLAND ACRES SUB.

ZONED RSF-8

SET BACK
FRONT 45' ± ST
REAR 15' ± ACCESSORY
SIDES 5'



Scale 1" = 60'

25 30 472' 78.5' 288.42' SE Cor of Lot 6, 608'84' W Sec 19, T15, R1E

PHILLIPS CONSTRUCTION COMPANY

345 33 Rd.
Palisade, Colorado 81526
434-6637

Client PHILLIPS SPEC HOME
Project 318 W. HIGHLAND DR.
Subject PLOT PLAN

Sht _____ of _____
Job _____
Date 10/15/89
by PHP

ACCEPTED 30 10/19/89
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.

SCALE 1" = 20'

