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BLDG PERMIT NO. 07546

**PLANNING CLEARANCE**

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

BLDG ADDRESS 312 E Highland Dr SCHEDULE NO. 2943-193-03-009

SUBDIVISION Highland Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION 25x25 + 17.5x26

FILING — BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 24x50

(1) OWNER SHIRLEY KLUTH NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 312 E HIGHLAND DR. NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT KEVIN KOUSTIK USE OF EXISTING BLDGS home

(2) ADDRESS 639 ANAKON DR DESCRIPTION OF WORK AND INTENDED USE: demo carport, new attached garage, covered patio in rear

(2) TELEPHONE 434-7686

**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-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 13 TRAFFIC 80 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 9-25-97

Department Approval Ronnie Edwards Date 9/25/97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. \_\_\_\_\_

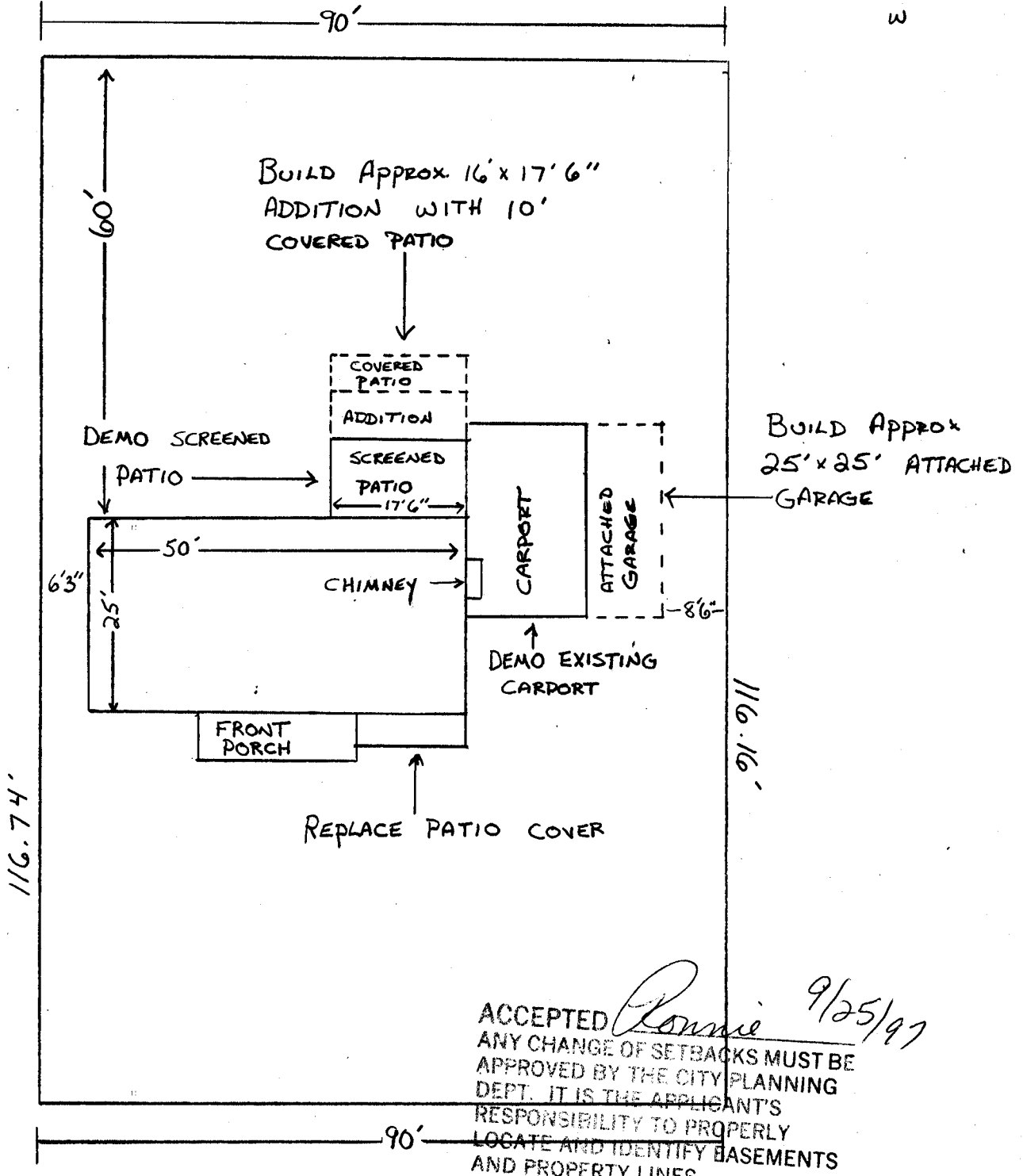
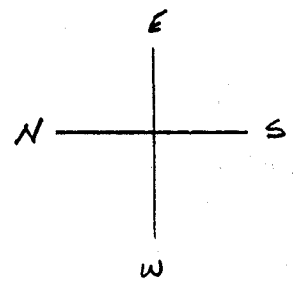
Utility Accounting [Signature] Date 9-25-97

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)

OWNER

SHIRLEY KLUTH  
312 E HIGHLAND DRIVE  
G.J. Co 81503



SCALE 1/2" = 1'

FRONT Street