

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>0</u>

BLDG PERMIT NO. 59011

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 325 W. Highland Dr. TAX SCHEDULE NO. 2943-193-04-001
 SUBDIVISION Highland Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288*
 FILING _____ BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) 336* (garage)
 (1) OWNER John Winey NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 325 W. Highland Dr. NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 256-7738 USE OF EXISTING BLDGS Work Shop
 (2) APPLICANT FISHER Const. DESCRIPTION OF WORK AND INTENDED USE: Add
 (2) ADDRESS P.O. Box 40715 G.J on to existing garage for Shop USE.
 (2) TELEPHONE 256-4640

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 2
 Side all-3' from PL Rear all-3' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 13 TRAFFIC ZONE 80

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 Michael R. Fisher Date 2/4/97
 Department Approval Debra J. Costello Date 2/4/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 4005-0800-02-8
 Utility Accounting Chickman Date 2-4-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

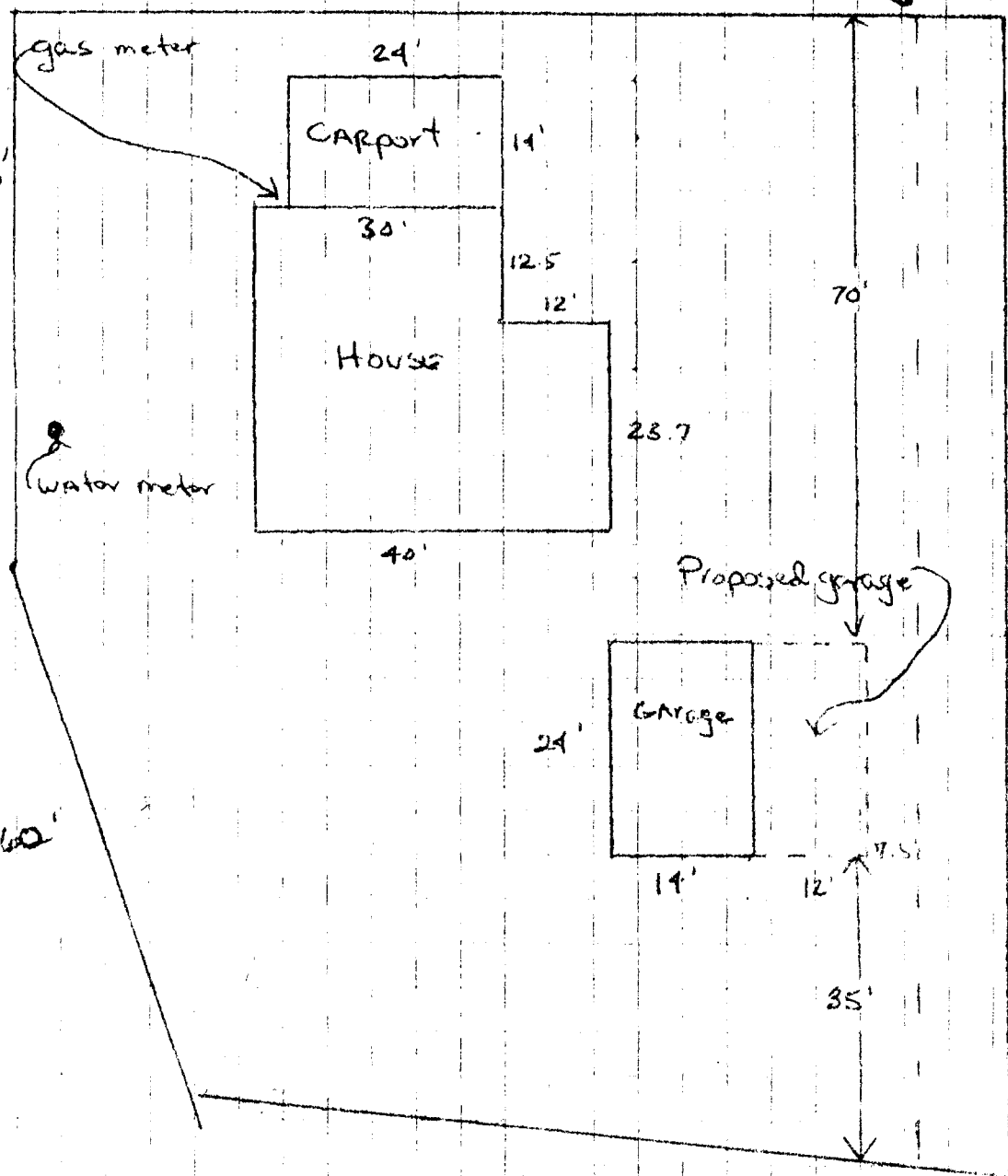
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site PLAN

325. W. Highland Dr.
112.2

10' EASEMENT

W. HIGHLAND DR



ACCEPTED SLC 2/4/97
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.