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BLDG PERMIT NO. 4455e

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 306 Highland Dr. TAX SCHEDULE NO. 2943-193-03-012
 SUBDIVISION Highland Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24' x 32'
 FILING — BLK 3 LOT 12 SQ. FT. OF EXISTING BLDG(S) 1200
 (1) OWNER Otis Spurgin NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 306 E. Highland Dr.
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 245-0353 USE OF EXISTING BLDGS Home
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____
 (2) TELEPHONE _____ Detached Garage

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 _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
detached garage Special Conditions _____
 Side 3' from PL Rear 3' from PL
to save
 Maximum Height _____
 CENSUS 13 TRAFFIC 81 ANN# _____

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 Otis L. Spurgin Date 2-20-98
 Department Approval Ronnie Edwards Date 2-20-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. no charge in use

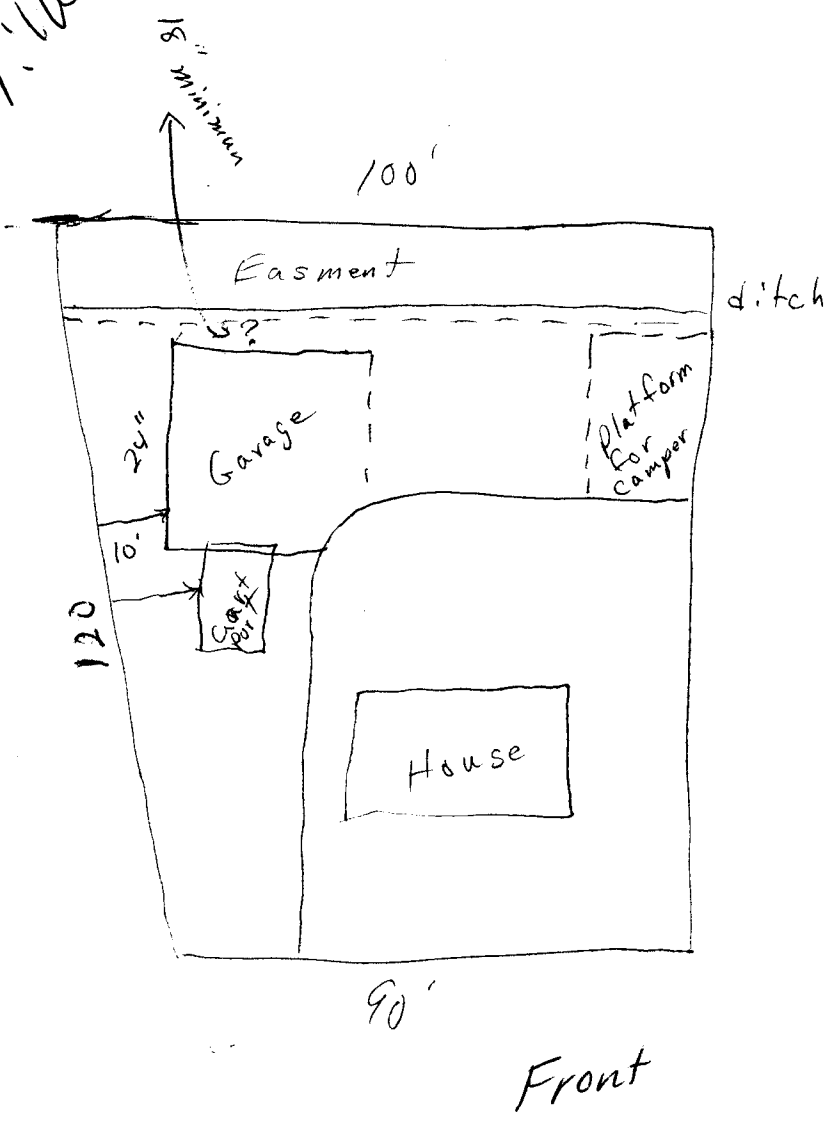
Utility Accounting Detached Garage Date 2/20/98

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)

ACCEPTED *Tommy* 7/20/98
ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEERING DEPARTMENT.
DO NOT SCALE THIS PLAN.
NOT BE USED FOR ANY EASEMENTS LOCATE AND PROPERTY LINES.
AND PROPERTY LINES.

Mike Aldred



306 Highland Dr.