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BLDG PERMIT NO. 67546

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

BLDG ADDRESS 312 E HIGHLAND TAX SCHEDULE NO. 2943 193 03 009

SUBDIVISION HIGHLAND ACRES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20x25' 10x18' 16'x17'4"

FILING — BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 1471 #5

(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: 3 THIS CONSTRUCTION

(1) TELEPHONE _____ USE OF EXISTING BLDGS HOME

(2) APPLICANT DURA SYSTEMS INC DESCRIPTION OF WORK AND INTENDED USE: 20x25' 16'x17'4" GARAGE / 10x18 PATIO COVER / ENCLOSED PATIO

(2) ADDRESS 269 VILLAGE LN

(2) TELEPHONE 245-6898

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 4570

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side Garage - 3' Garage - 3' Special Conditions _____
5' patios from PL Rear patios - 15' from PL

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 William Tiefenbach Date 11/2/98

Department Approval Antonia Costello Date 11-2-98

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

Utility Accounting Q Adams Date 11-2-98

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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions. []
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. []
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). []
4. All EASEMENTS or RIGHTS-OF-WAY on the property. []
5. All other STRUCTURES on the property. []
6. All STREETS adjacent to the property and street names. []
7. All existing and proposed DRIVEWAYS. []
8. An arrow indicating NORTH. []
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. []

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

