FEE\$	10=
TCP \$	
SIF \$	



BLDG PERMIT NO. 6 7546

## **PLANNING CLEARANCE**

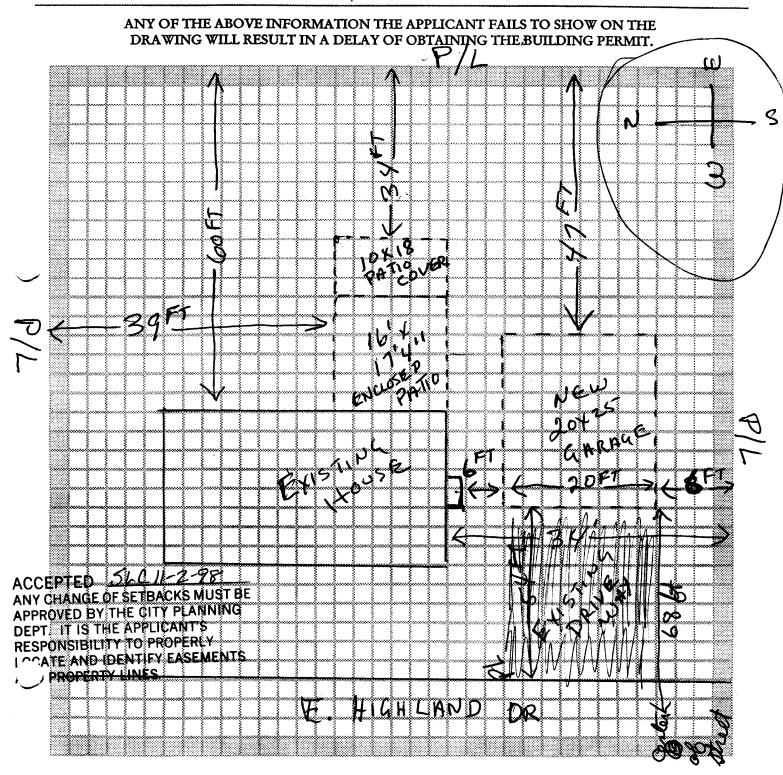
(Single Family Residential and Accessory Structures)

<u>Community Development Department</u>

BLDG ADDRESS 3/2 E HIGHLAND	TAX SCHEDULE NO. 2943 193 03 009
SUBDIVISION HIGHLAND ACRES	28 x 25 'SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10 x 18 1/16 x (7 4
FILING BLK _ 3 LOT _ 9	SQ. FT. OF EXISTING BLDG(S) 1471 #=
OWNER SHIRLEY KLUTH	NO. OF DWELLING UNITS
(1) ADDRESS 312 & HIGHLAND DO	
(1) TELEPHONE	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION
(2) APPLICANT DURA SYSTEMS INC	LUSE OF EXISTING BLDGS HOME
(2) ADDRESS 269 VICLAGE LN	DESCRIPTION OF WORK AND INTENDED USE: 20 x 25
(2) TELEPHONE 245-6898	GARAGE 10X18 PATIO COVER/ENCLOSED
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘
ZONE RSF-8	Maximum coverage of lot by structures 457
SETBACKS: Front <u>20'</u> from property line (PL)	Parking Req'mt
or <u>45'</u> from center of ROW, whichever is greater Garage - 3' Side <u>5' petros</u> from PL Rear paties - 15' from F	Special Conditions
Maximum Height 32'	census 13 traffic 80 annx#
	roved, in writing, by the Director of the Community Development cannot be occupied until a final inspection has been completed and ling Department (Section 305, Uniform Building Code).
	d the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).
Applicant Signature Welliam Julan	back Date 11/2/98
Department Approval July 1 Coste	No Date 11-2-98
Additional water and/or sewer tap fee(s) are required: Y	'ES NO W/O No
Utility Accounting (Idams)	Date <u>//- 2 - 98</u>
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(Section 9-3-2C Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pin	k: 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.	Г	٦
2.	An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED	i (	i
	STRUCTURE.	-	•
ي.	The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)	٠ ٢	7
4.	All EASEMENTS or RIGHTS-OF-WAY on the property.	Ì	ำ
5.	All other STRUCTURES on the property.	r	i
6.	All STREETS adjacent to the property and street names.	] 🤄	i
7.	All existing and proposed DRIVEWAYS.	֝֟ ֭֞֞֞֞֞	ำ
8	An arrow indicating NORTH.	Ī	i
9	Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.	ſ	า๋
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