

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	



BLDG PERMIT NO. 63481

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 324 W. HIGHLAND DR TAX SCHEDULE NO. 29A3-193-04-001

SUBDIVISION Highland Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1210

FILING \_\_\_\_\_ BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 624

(1) OWNER CASAS DEL TIERRA INC NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3041 N. 15<sup>th</sup> G.J. Co. NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 243-5578 USE OF EXISTING BLDGS GARAGE

(2) APPLICANT ARBEVE DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) ADDRESS \_\_\_\_\_ SINGLE FAM. DWELLING

(2) TELEPHONE \_\_\_\_\_

**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 2  
or 45' from center of ROW, whichever is greater

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

Maximum Height 32' CENSUS 13 TRAFFIC 80 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 [Signature] Date 01-05-98

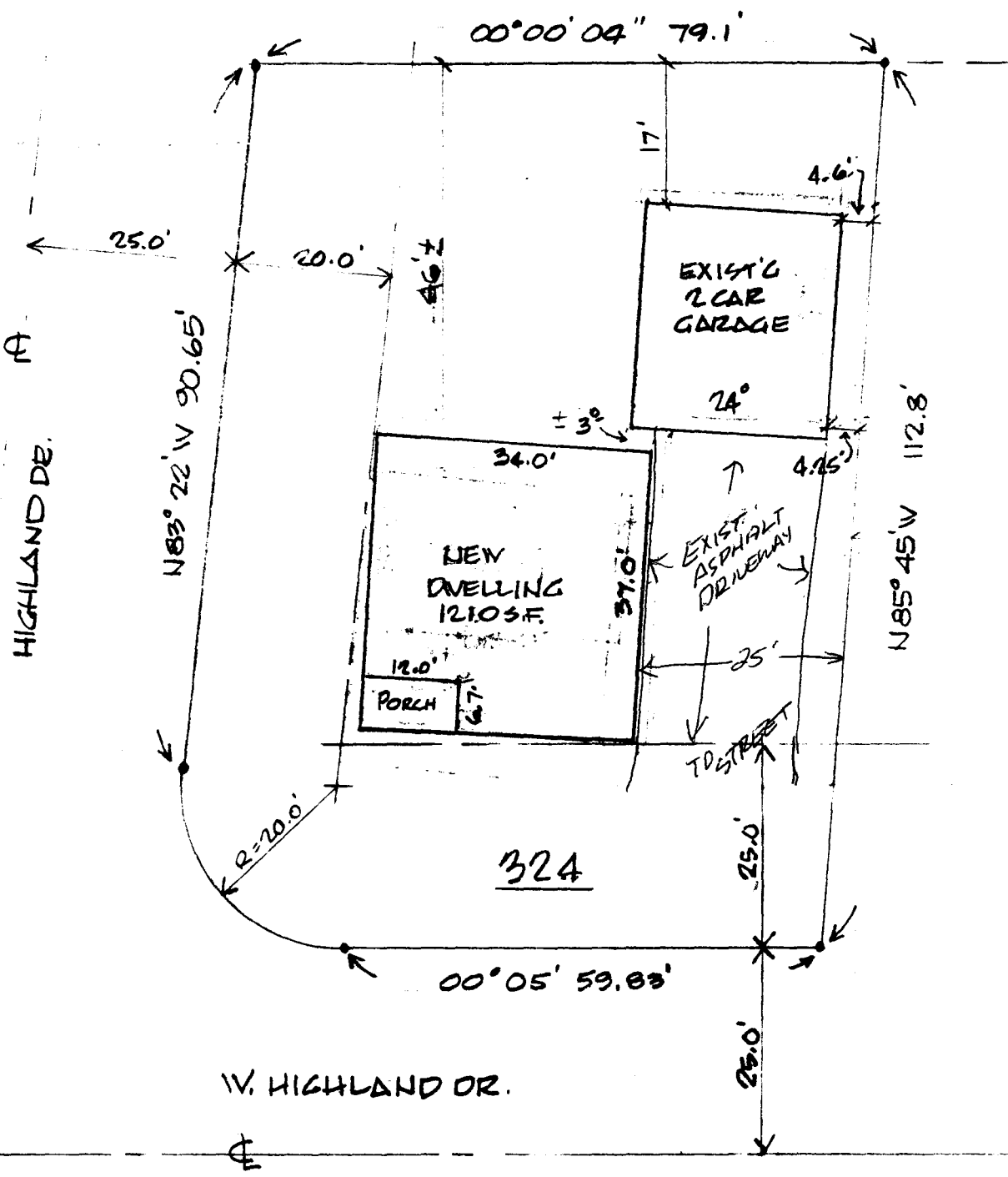
Department Approval [Signature] Date 1-5-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10834 TR 84080

Utility Accounting [Signature] Date 1-5-98

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)



NORTH SCALE : 1" = 20.0'

ACCEPTED SLC 1.5.98  
 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.