

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



BLDG PERMIT NO. 69767

*(Handwritten initials)*

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

BLDG ADDRESS 310 Highland Dr. TAX SCHEDULE NO. 2945-193-03-010  
 SUBDIVISION Highland Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION 525  
 FILING BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) 1135  
 (1) OWNER Donna Milton NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 310 Highland Dr. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Jim Mooney USE OF EXISTING BLDGS Residence  
 (2) ADDRESS 2644 Sandalwood Ct. DESCRIPTION OF WORK AND INTENDED USE: Addition  
 (2) TELEPHONE 241-2643

**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 45%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height 32' CENSUS 13 TRAFFIC 81 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 4-22-99  
 Department Approval [Signature] Date 4-22-99

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

Utility Accounting [Signature] Date 4-22-99

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)

# IMPROVEMENT LOCATION CERTIFICATE

310 E. HIGHLAND DRIVE

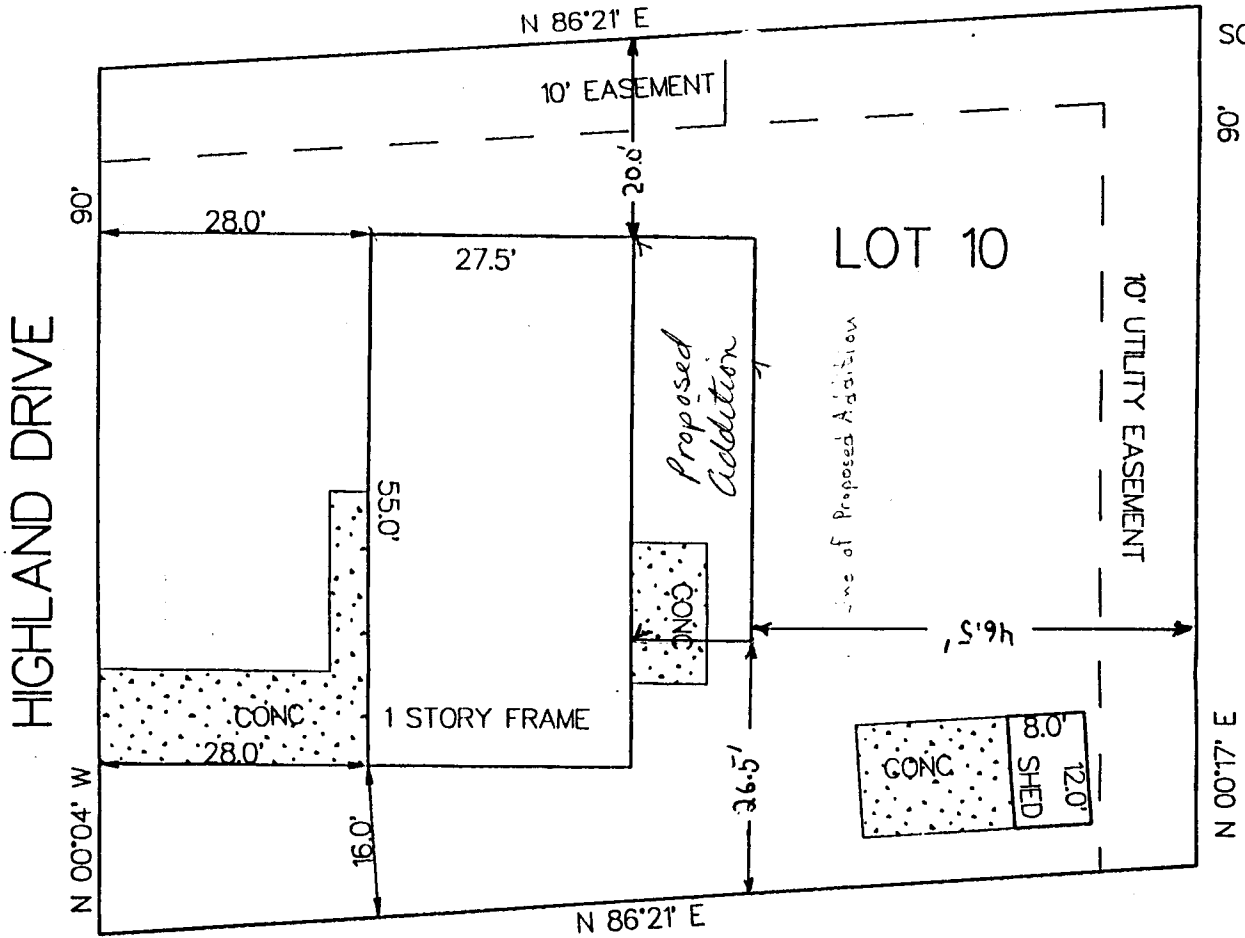
ABSTRACT & TITLE #898599  
MILTON ACCT.  
LOT 10 IN BLOCK 3 OF HIGHLAND ACRES,  
MESA COUNTY, COLORADO.

*Ronnie* 4/22/99

APPROVED BY THE COUNTY ENGINEER  
MESA COUNTY, COLORADO  
DATE: 4/22/99

N

SCALE: 1" = 20'



NOTE: A LAND SURVEY IS RECOMMENDED TO MORE ACCURATELY DETERMINE BUILDING SETBACKS.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK OF COLORADO, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 3/31/97 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

*Kenneth R. Ross*