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BLDG PERMIT NO. 72059

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

*Revised
10/11/99*

BLDG ADDRESS 322 W. Highland Dr. TAX SCHEDULE NO. 2943-193-04-010

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

FILING BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Matthew & Donna Monroe NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 322 W. Highland Drive NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE (970) 257-7737 USE OF EXISTING BLDGS single family residence

(2) APPLICANT Matthew Monroe DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 322 W. Highland Drive garage

(2) TELEPHONE (970) 257-7737

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 45 from center of ROW, whichever is greater

Side 3' to eave from PL Rear 3' to eave from PL Special Conditions _____
accessory structure Using existing driveway

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 Matthew Monroe Date 9-8-99

Department Approval Lucrecia Costello Date 9/20/99 *Revised 10/11/99*

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

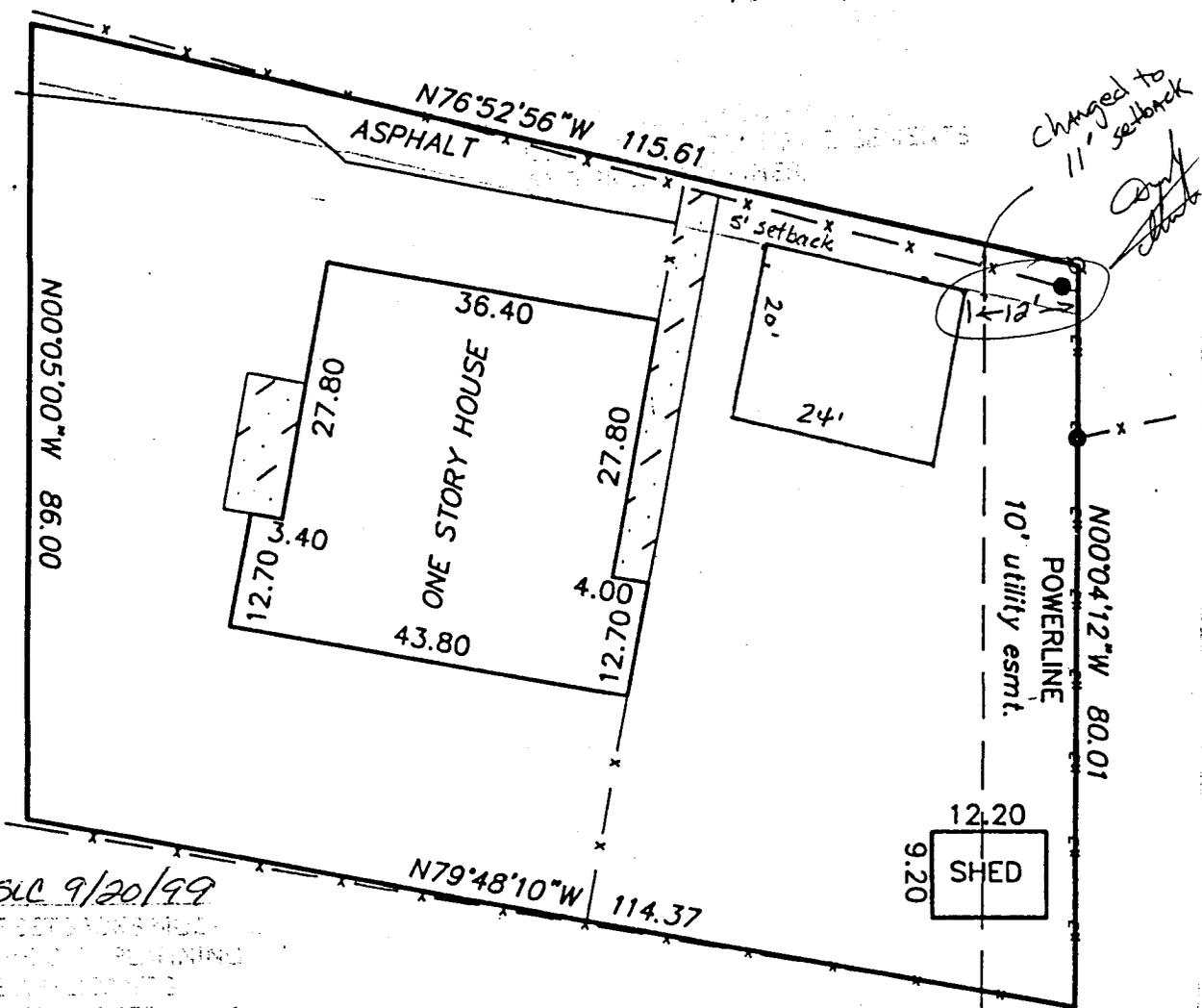
Utility Accounting Deli Oberhol Date 9/20/99

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)

10/1/99

WEST HIGHLAND DRIVE



LOCATED SUC 9/20/99

THE SURVEYOR HAS BEEN ADVISED BY THE PLANNING DEPARTMENT OF THE COUNTY OF MESA THAT IT IS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN



DESCRIPTION

LOT FIVE (5) IN BLOCK TWO (2) OF HIGHLAND ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 8 AT PAGE 92, OFFICIAL RECORDS OF MESA COUNTY, COLORADO.

AMERICAN LAND ALTC-12434
TAX ID. NO. 2943-193-04-004

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for REMAX 4000 INC.; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 9/08/97, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

[Signature] 9/9/97

