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BLDG PERMIT NO.	70037
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MAY 10 1999

DO

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

BLDG ADDRESS	<u>323 W. Highland Dr.</u>	TAX SCHEDULE NO.	<u>2043-193-05-002</u>
SUBDIVISION	<u>Highland Acres</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>576</u>
FILING BLK	<u>1</u> LOT <u>10</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1396</u>
(1) OWNER	<u>John Bush</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>323 W. Highland Dr.</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>2</u> AFTER: <u>3</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>245-8614</u>	USE OF EXISTING BLDGS	<u>House & Shed</u>
(2) APPLICANT	<u>↓</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>2x4</u>
(2) ADDRESS			<u>stick framed garage with truss roof system,</u>
(2) TELEPHONE			<u>for car & truck storage.</u>

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	<u>RSF-8</u>	Maximum coverage of lot by structures	<u>45%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	<u>—</u>
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	<u>—</u>
Side	<u>3'</u> from PL	CENSUS	<u>13</u>
Rear	<u>3'</u> from PL	TRAFFIC	<u>80</u>
Maximum Height	<u>32'</u>	ANNX#	<u>—</u>

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	<u>John Bush</u>	Date	<u>5/10/99</u>
Department Approval	<u>X Valdez</u>	Date	<u>5-10-99</u>

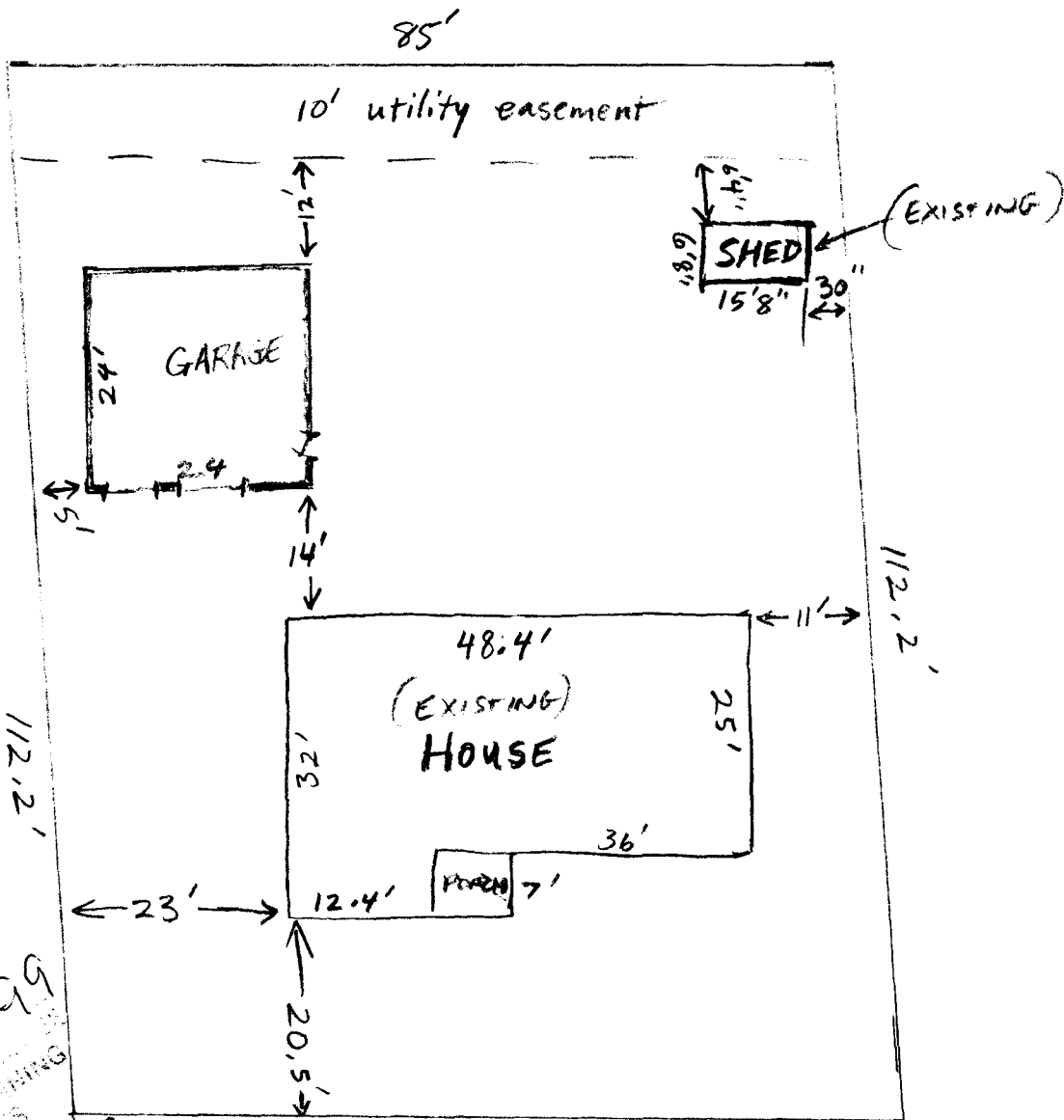
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. —

Utility Accounting	<u>K Duncan</u>	Date	<u>5/10/99</u>
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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)

323 W. HIGHLAND DRIVE



ACCEPTED X15-1099
PROPERTY LINES
AND UTILITY EASEMENTS

← Street →

W. HIGHLAND DR



APPROX.
1" = 20'