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BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

(1) TELEPHONE (970) 257-7737 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Matthew Monroe USE OF EXISTING BLDGS single family residence

(2) ADDRESS 322 W. Highland Drive DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE (970) 257-7737 garage

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

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 Matthew Monroe Date 9-8-99

Department Approval Senta J Costello Date 9/20/99

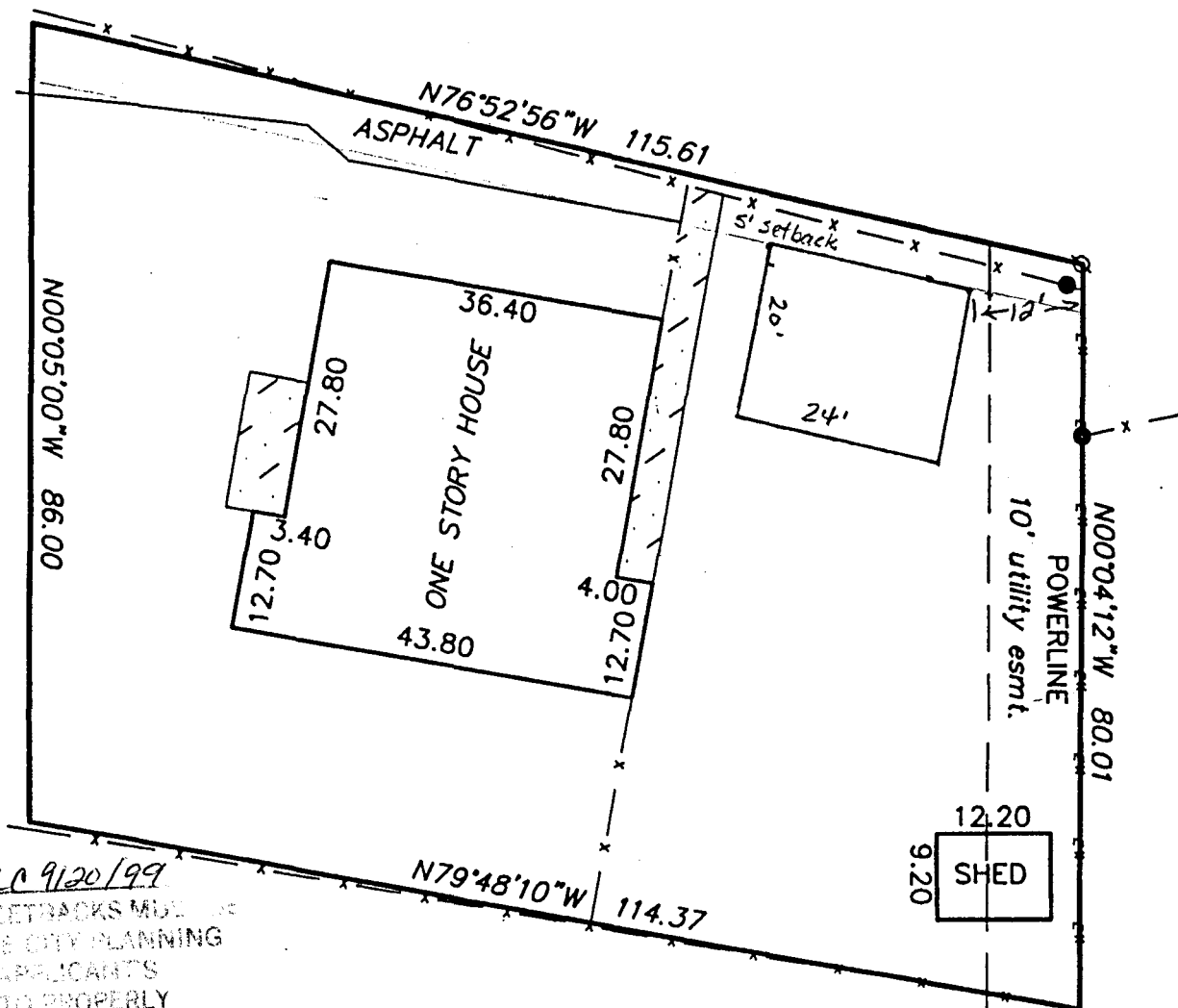
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Deli Oberholzer 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)

WEST HIGHLAND DRIVE



ACCEPTED SLC 9/20/99
 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.

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

