

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO.	90222
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Your Bridge to a Better Community

BLDG ADDRESS <u>322 Highland Dr.</u>	SQ. FT. OF PROPOSED BLDGS/ADDITION <u>768 SF</u>
TAX SCHEDULE NO. <u>2943-193-03-004</u>	SQ. FT. OF EXISTING BLDGS <u>1620 SF</u>
SUBDIVISION _____	TOTAL SQ. FT. OF EXISTING & PROPOSED <u>2388</u>
FILING _____ BLK _____ LOT _____	NO. OF DWELLING UNITS: Before: <u>1</u> After: <u>1</u> this Construction
(1) OWNER <u>Lannie Gill</u>	NO. OF BUILDINGS ON PARCEL Before: <u>2</u> After: <u>3</u> this Construction
(1) ADDRESS <u>322 Highland Dr</u>	USE OF EXISTING BUILDINGS <u>RES.</u>
(1) TELEPHONE <u>244-8333</u>	DESCRIPTION OF WORK & INTENDED USE <u>Garage</u>
(2) APPLICANT _____	TYPE OF HOME PROPOSED: <input checked="" type="checkbox"/> Site Built _____ Manufactured Home (UBC) _____ Manufactured Home (HUD) _____ Other (please specify) _____
(2) ADDRESS _____	
(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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Permanent Foundation Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>3'</u> from PL, Rear <u>5'</u> from PL	Parking Req'mt <u>2</u>
Maximum Height <u>35'</u>	Special Conditions _____
	CENSUS _____ TRAFFIC _____ 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).

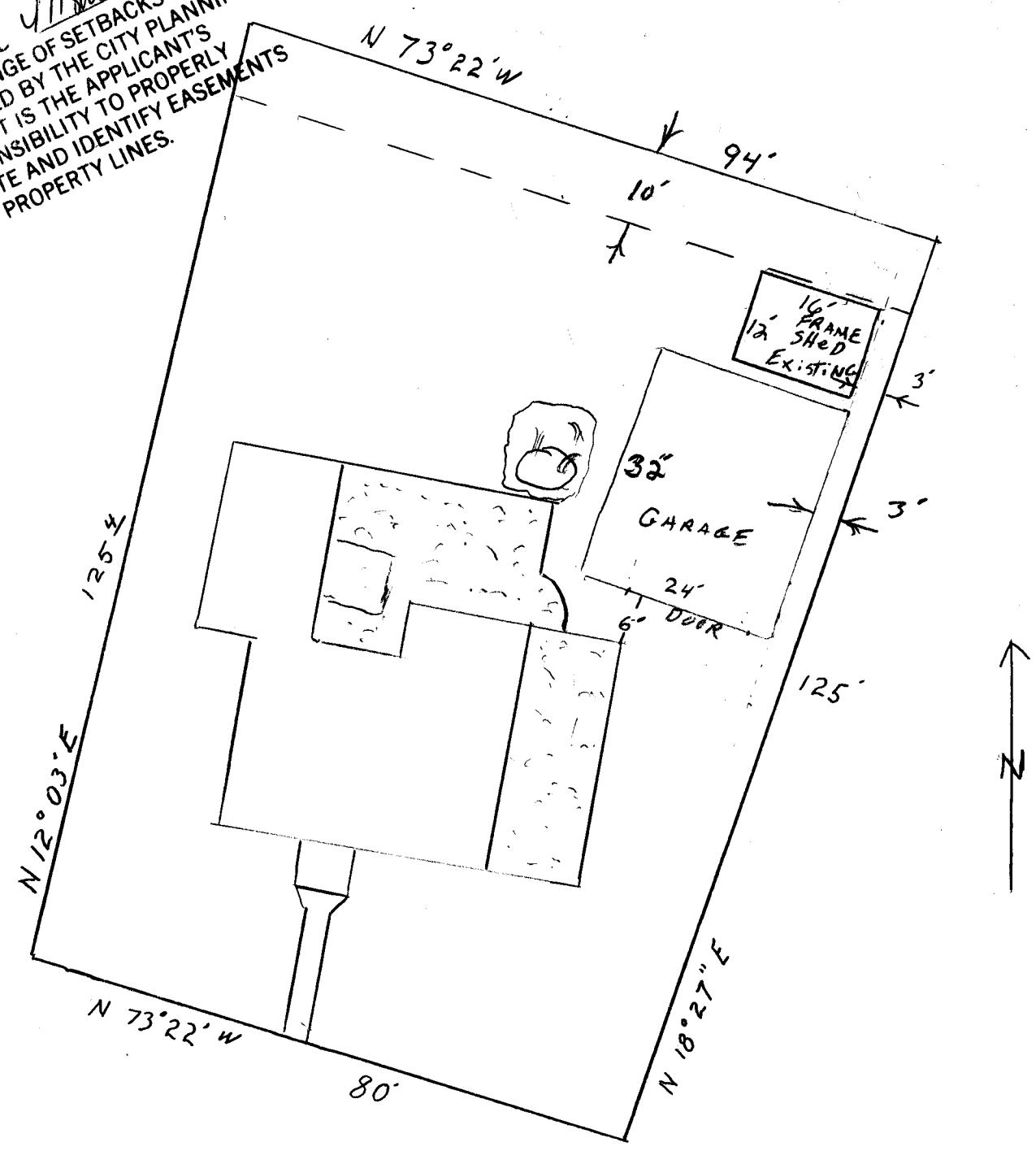
Applicant Signature <u>Lannie Gill</u>	Date <u>7-1-03</u>
Department Approval <u>Alshi Wagner</u>	Date <u>7/1/03</u>

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>John Corholt</u>	Date <u>7/1/03</u>		

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)

ACCEPTED *Y. K. Hagan* 7/1/13
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.



SCALE 1" = 20'