

FEE \$ ~~10~~ 10⁰⁰
TCP \$ 300⁰⁰

BLDG PERMIT NO. 61175

PP-96-78
SIF-292⁰⁰

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 348 FRANKLIN TAX SCHEDULE NO. 2945-104-14-008
 SUBDIVISION MONUMENT HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1018
PATIO HOMES
 FILING 1 BLK LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Chuck Holmes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2549 Westwood Dr
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-2719
 USE OF EXISTING BLDGS SF (NEW) Residence
 (2) APPLICANT Darryl Hayden DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2644 Hickory DR APPENDED
 (2) TELEPHONE 24 NEW Single Family Patio Home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-64 Maximum coverage of lot by structures
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2 PER LOT
 or from center of ROW, whichever is greater
 Side 0' from PL Rear 30.5' from PL Special Conditions REQUIRES CITY SIGN OFF
 Maximum Height BEFORE FINAL INSPECTION - LANDSCAPING
 CENSUS TRACT 4 TRAFFIC ZONE 10
REQUIRED

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 Darryl Hayden Date 6-20-97
 Department Approval Bill North Date 7-14-97

'ditional water and/or sewer tap fee(s) are required: YES NO W/O No. 10362

Utility Accounting Asurdat Date 7-14-97

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)

N

PARTY WALLS

22.5'

30.55'
REAR SET BACK

PATIO

LOT 2
MONUMENT HEIGHTS
PATIO HOMES

1018 SQ FT

118.55'

PP-96.78

7-14-97

Bill Nether

ACCEPTED
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.

6"

7'

16'

SIDEWALK

GARAGE

DRIVE WAY

20' SETBACK

DRIVEWAY
LOCATION OK
J. Nishi
7-14-97

248 FRANKLIN AVE