

FEE \$	10 <sup>00</sup>
TCP \$	300 <sup>00</sup>
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. U2755

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

2945-104 '34.003

BLDG ADDRESS 350 FRANKLIN AVE TAX SCHEDULE NO. None

SUBDIVISION Monument Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1018

FILING 1 BLK \_\_\_\_\_ LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Steve Watson NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1015 N. 7th

(1) TELEPHONE 242-3647 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Darryl Hayden USE OF EXISTING BLDGS Single Fam

(2) ADDRESS 2644 Hickory Dr DESCRIPTION OF WORK AND INTENDED USE: New

(2) TELEPHONE 242-0042 Single Family Patio Home

**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 RMF-64 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req't \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions per bldg envelopes

Maximum Height \_\_\_\_\_ CENSUS 4 TRAFFIC 10 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 Darryl Hayden Date 10-21-97

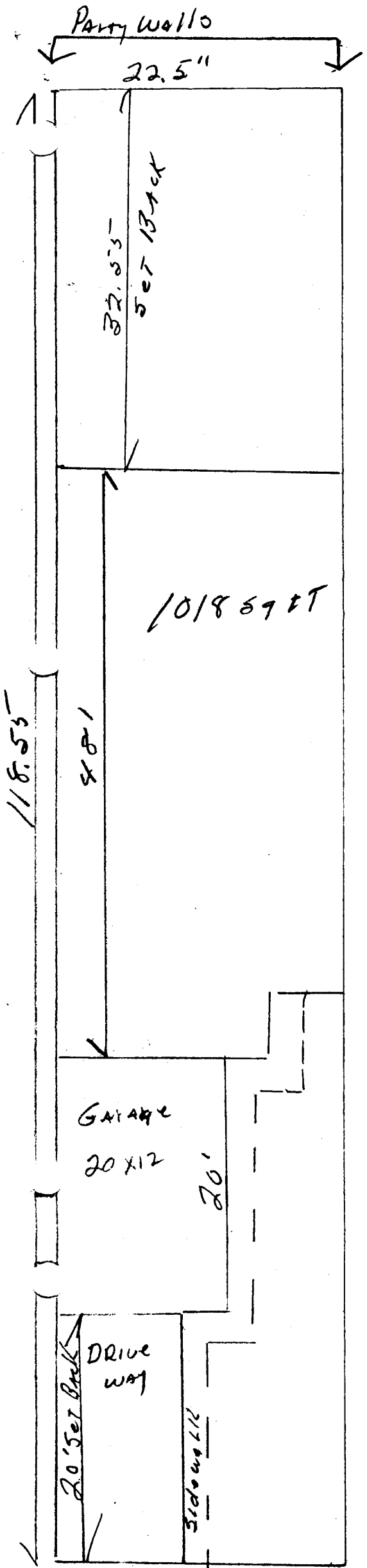
Department Approval Ronnie Edwards Date 10-31-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10669

Utility Accounting J Adams Date 10-31-97

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)



ACCEPTED *Ronnie* 10/31/97  
 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.

*Okay per Ronnie*