

FEE \$	10 ⁰⁰
TCP \$	300 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 102754

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

BLDG ADDRESS 354 FRANKLIN Ave TAX SCHEDULE NO. ~~1000~~ 2945-104-34-004
 SUBDIVISION Monumental Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1018
 FILING 1 BLK _____ LOT 4 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
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-3647
 (2) APPLICANT Darryl Hayden USE OF EXISTING BLDGS Single Family Res
 (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'mt _____
 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 10-21-99
 Department Approval Ronnie Edwards Date 10-31-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10672
 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)

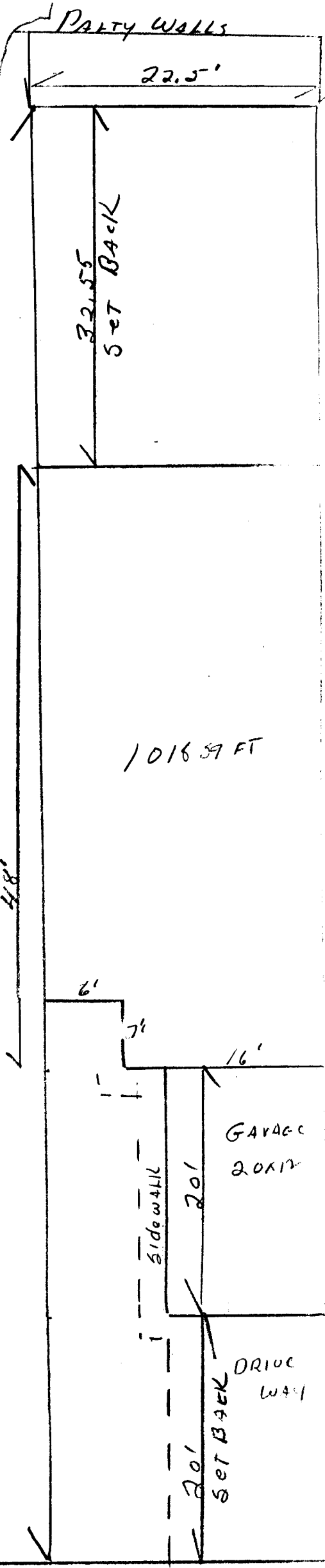


NOTE:

ZERO side
LOT LINES

Attached
Patio Homes

ACCEPTED *Bonnie* 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.



H

254 FRANKLIN Ave

Okay
Per
Bonnie