

FEE \$	10.-
TCP \$	300.-
SIF \$	292.-

\$ 602.-



BLDG PERMIT NO. 666101

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

BLDG ADDRESS 358 Franklin Ave TAX SCHEDULE NO. 2945-104-54-005
 SUBDIVISION Monument Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1018
 FILING Partic Homes BLK 4 LOT 5 SQ. FT. OF EXISTING BLDG(S) ~~1018~~ 0
 (1) OWNER STEVE WATSON NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1015 N. 9B
 (1) TELEPHONE 242-3647 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Darryl Hayden USE OF EXISTING BLDGS Single Family
 (2) ADDRESS 2644 Hickory Dr DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 242-0042 CONSTRUCTION - SF

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-104 Maximum coverage of lot by structures 100%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2
 Side 0* from PL Rear 20' from PL Special Conditions *Per approved plan
 Maximum Height 30' # FP-1097-063
 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 6-5-98
 Department Approval K. Valdez Date 7-10-98

Additional water and/or sewer tap fee(s) are required: YES ___ NO W/O No. 11449

Utility Accounting R. Raymond Date 7/10/98

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)



LOT
Monument Heights
Plano Homes

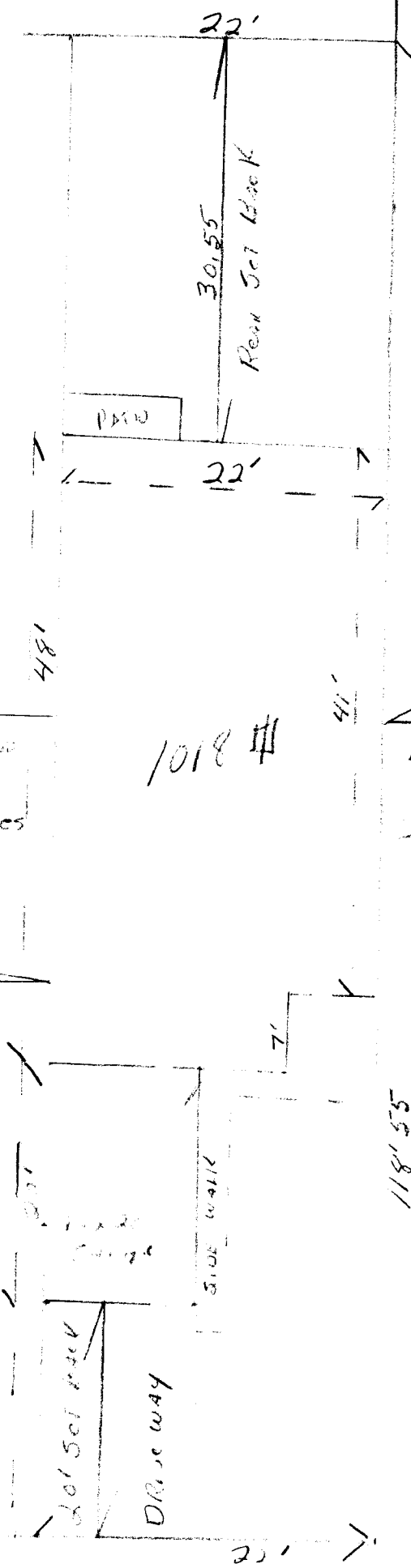
Proposed Plano
Homes
Zero lot lines

1018 #1

EXISTING Plano
Homes
Zero lot line

ACCEPTED XV 7-10-98
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.

NOT TO SCALE



358 FRANKLIN Ave

DRIVEWAY
LOCATED OK.
[Signature]
1/9/98