

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



BLDG PERMIT NO. 66268

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 360 Franklin Ave TAX SCHEDULE NO. 2945-104-34-006

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

FILING \_\_\_\_\_ BLK 5 LOT 6 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 0

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

(2) TELEPHONE 242-0642 New Construction Single Fam

**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 20' from property line (PL) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 0' PER Plan 20' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
IN FILE

Maximum Height 36' 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 7/22/98

Department Approval Antonia Costello Date 7-27-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11478

Utility Accounting J. Adams Date 7-27-98

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)

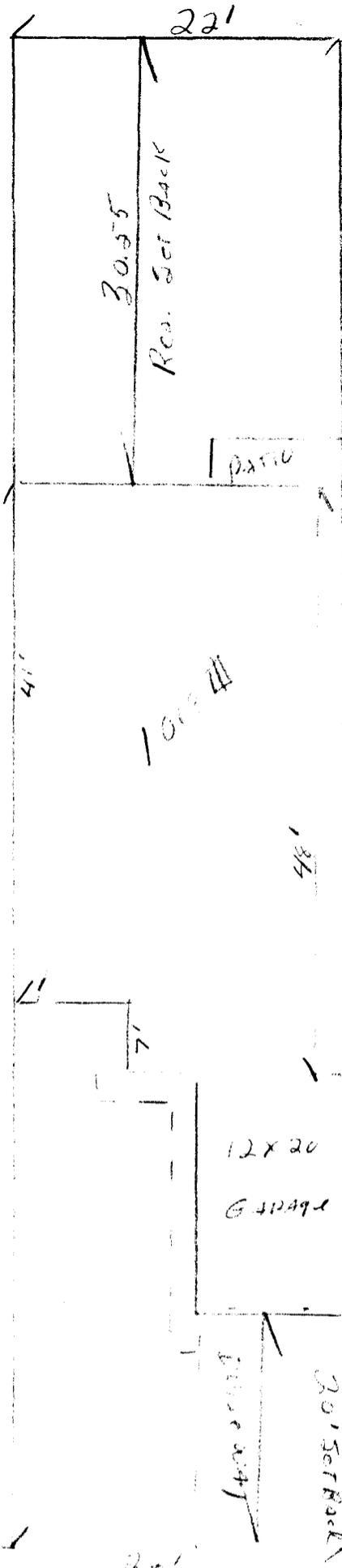


LOT  
Monument Heights  
Palm Heights

Proposed Pasa  
Homes  
Zone set line  
Party wall  
Next unit

Existing Pasa  
Homes  
Zone set line

Driveway location  
OK  
A. Dan Newton  
7-27-98



ACCEPTED SLC 7-27-98  
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.