

Call when ready

FEE \$	10.00
TCP \$	300.00
SIF \$	292.00

\$ 602.00



Handwritten initials/signature

BLDG PERMIT NO. 69294

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 364 FRANKLIN Ave TAX SCHEDULE NO. 2945-104-34-007

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

FILING BLK H LOT 7 SQ. FT. OF EXISTING BLDG(S) Ø

(1) OWNER STEVE WATSON NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1015 N 7B

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

(2) APPLICANT Darryl Hayden USE OF EXISTING BLDGS N/A

(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-64 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side 0'-10' from PL Rear 20' from PL Special Conditions attached units

Maximum Height _____ CENSUS 4 TRAFFIC 10 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 3-17-99

Department Approval Ronnie Edwards Date 3/23/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12049

Utility Accounting Q. Adams Date 3-27-99

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)

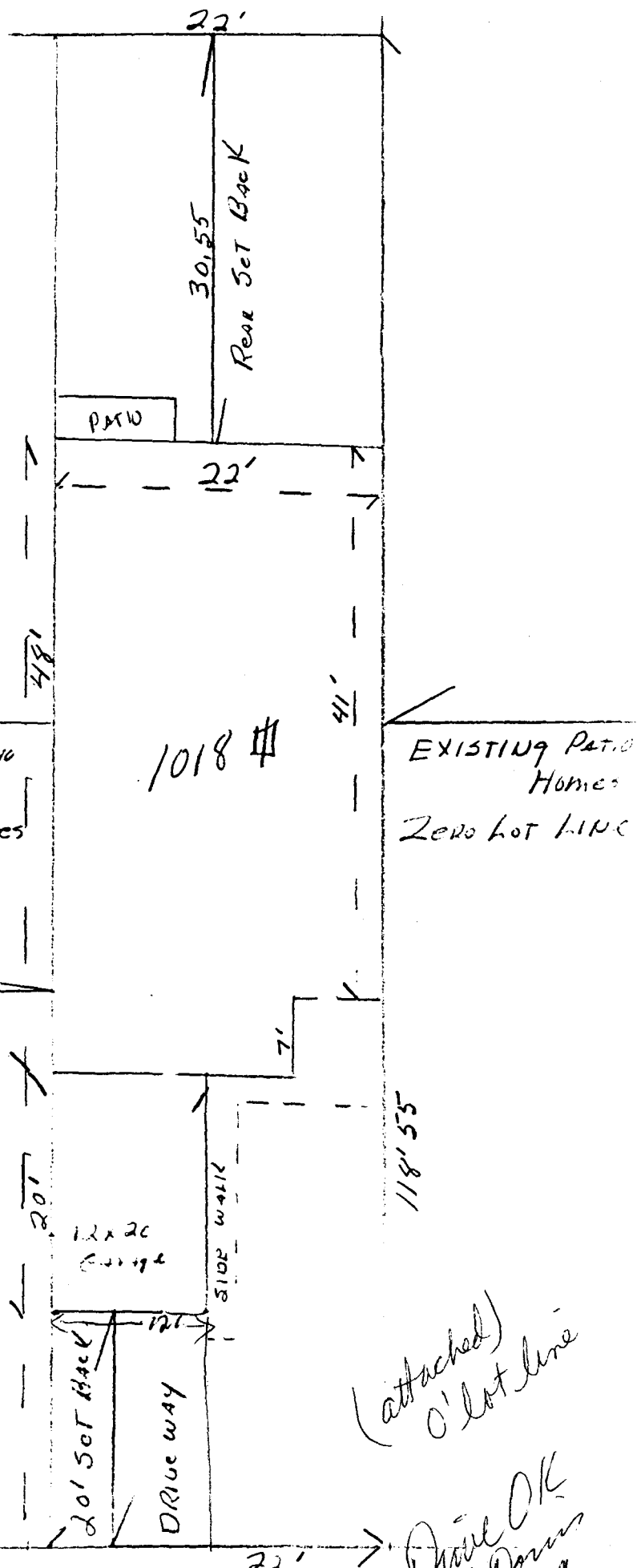
LOT 7
MONUMENT HEIGHTS
PATIO HOMES

Connie 3/23/99

ACCEPTED FOR RECORDATION
THIS INSTRUMENT HAS BEEN
EXAMINED AND FOUND TO BE
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
PROPERTY CASSEMENTS NEXT UNIT
AND PROPERTY LINES.

NOT TO SCALE:

~~364~~ 364 FRANKLIN Ave



(attached)
0' lot line

Drive OK
Tuck Down
3.23.99