

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



BLDG PERMIT NO. 69293

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

428

242-0042 - Call when ready

BLDG ADDRESS 368 FRANKLIN Av. TAX SCHEDULE NO. 2745-104-34-008  
 SUBDIVISION Monument Heights Town Home's SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1018  
 FILING BLK 4 LOT 8 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 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 Donnie Edwards Date 3/23/99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12048  
 Utility Accounting Adams Date 3-23-99

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)



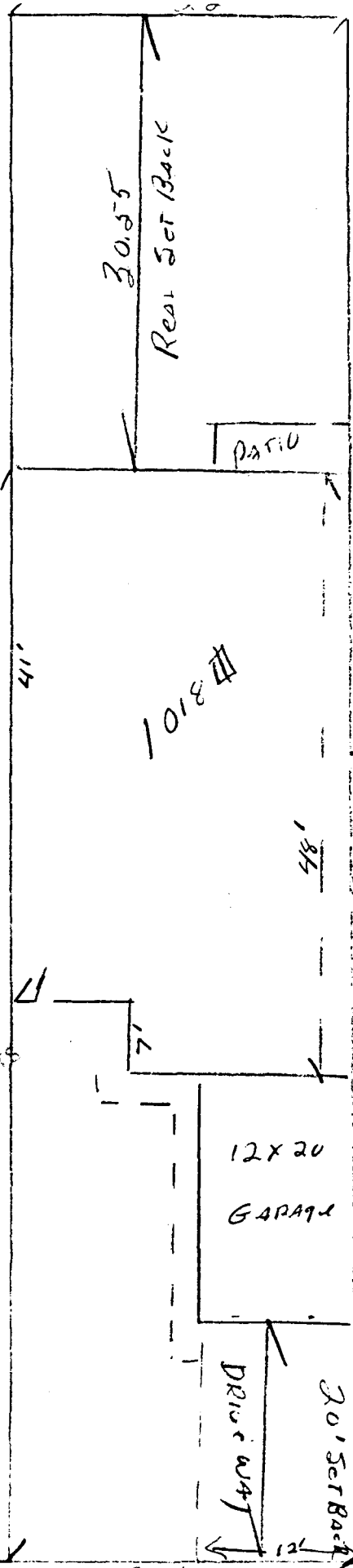
LOT 8  
MONUMENT HEIGHTS  
PATIO HOMES

Proposed Patio  
Homes  
Zero Lot Line  
Party wall  
NEXT UNIT

3/23/99

Ronnie

PROPERTY EASEMENTS  
PROPERTY LINE



368 FRANKLIN Ave

(attached)  
Drive OK lot line  
with Ronnie  
3-23-99