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TCP \$	-0 -

BLDG PERMIT NO. 57476

School 292 -

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

Sehimp

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2801 Cottage Ln. TAX SCHEDULE NO. 2943-063-00-090
 SUBDIVISION Dawn SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409
 FILING _____ BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER John Davis NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 243-7111 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Castle Const. USE OF EXISTING BLDGS _____
 (2) ADDRESS 2755 North Ave. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 248-4638 Single family

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 22

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 [Signature] Date 6-10-96
 Department Approval [Signature] Date 9/10/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9513
 Utility Accounting [Signature] Date 9-10-96

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)

45.00'

N 00°03'19" E

20'-0"

3/1

1409 SF

25'-2"

146.99'

N 60°35'17" W

N 89°58'15" W

106.19'

11'-0"

10'-0"

10'-0"

3/1

DRIVEWAY

C8

20'-0"

New plot plan to add w/ planning clearance

ACCEPTED KCP 9/19/96
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.

LOT 4
BLOCK 3
DAWN SUBDIVISION

LOCATION OF
Plot
9-7-96