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BLDG PERMIT NO. 57474

School 292 -

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

Schubert

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2803 Cottage Lane TAX SCHEDULE NO. 2943-063-00-090
 SUBDIVISION Dawn SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1248
 FILING 1 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: - AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: - AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-7711 USE OF EXISTING BLDGS _____
 (2) APPLICANT Castle Const. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2755 North Ave Single Family
 (2) TELEPHONE 248-4638

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) or 45' from center of ROW, whichever is greater Parking Req'mt 2
 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 6/26/96
 Department Approval [Signature] Date 9/9/96

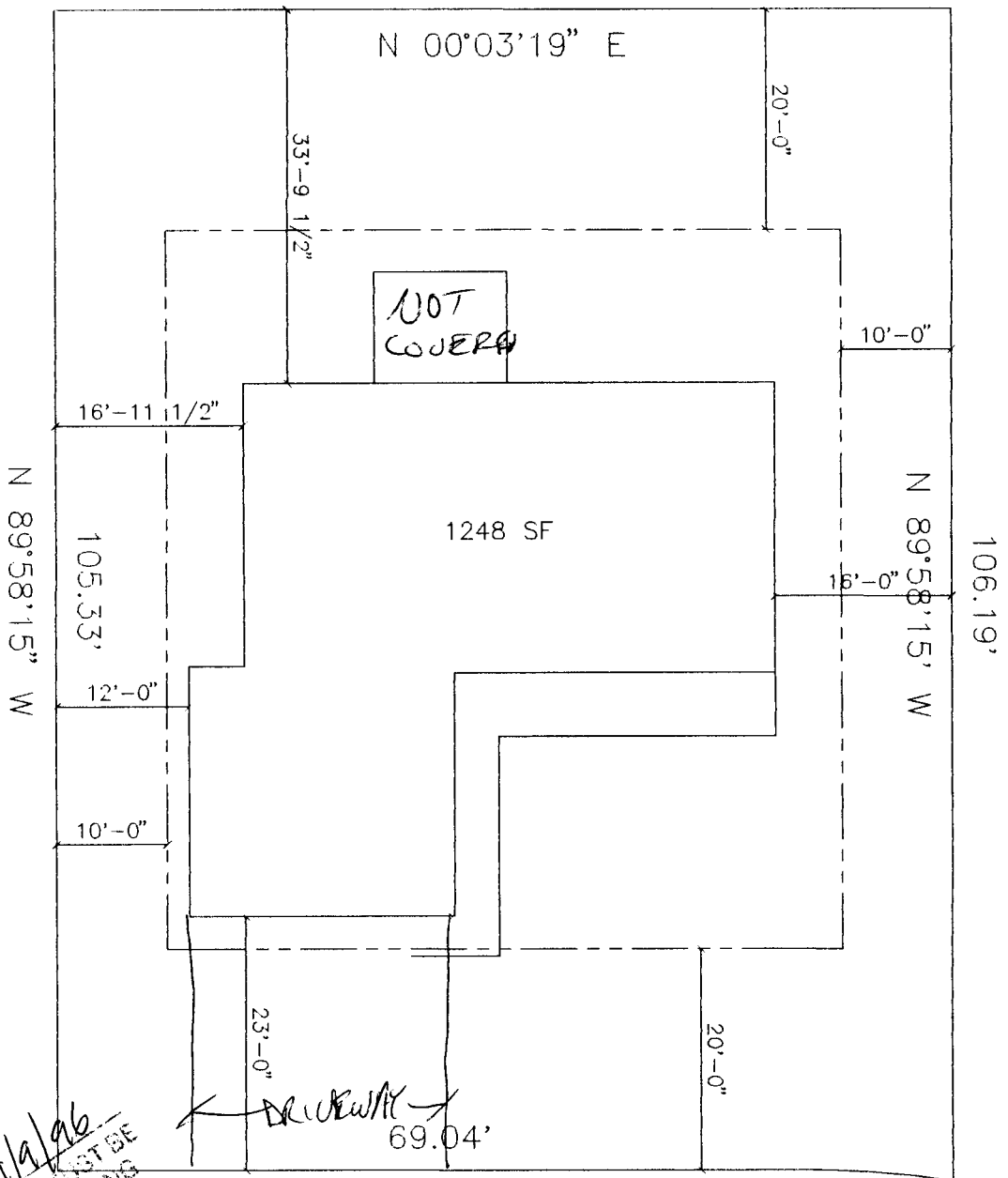
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 155 91

Utility Accounting [Signature] Date _____

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)

81.00'



ACCEPTED *KKA 7/9/96*
 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.

S 00°03'19" W

2803 Cottage Ln

WAMEN ST.

DRIVEWAY
 LOCATION OK
J. Wick
 7-31-96

BLOCK 3
 LOT 5
 DAWN SUB
 B3-L5.DWG

COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

AutoDRAFT