

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 57108

Sch. Imp. # 292⁰⁰

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

Handwritten signature

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2804 Cottage TAX SCHEDULE NO. 2943-063-00-090
SUBDIVISION DAWN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1535
FILING 1 BLK 3 LOT 2 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 1
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE 243-7711 USE OF EXISTING BLDGS —
(2) APPLICANT CASTLE
(2) ADDRESS 255 N. Ave 65, O 81501 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 _____
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 7' from PL Rear 30' from PL
Maximum Height 32'
CENS.T. 10 T.ZONE 22 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 [Signature] Date _____

Department Approval [Signature] Date 8-7-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9402 - S/F

Utility Accounting [Signature] Date 8-7-96

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)

CASTLE CONSTRUCTION
2755 North Avenue
Grand Junction, CO 81501
(970) 248-4638

119.49

34.09

ACCEPTED MNC 8-7-96
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.

46' 10"

34' 3 1/2"

77'

10

GARAGE

DRIVEWAY
LOCATION OK

to 20' from
8-5-96

22

DRIVEWAY

2804' COTTAGE LANE