

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 57605

Schlump #292⁰⁰

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

Schlump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2806 Cottage Ln TAX SCHEDULE NO. 2943-063-00-090
 SUBDIVISION DAWN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1565
 FILING 1 BLK 03 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: (THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE USE OF EXISTING BLDGS _____
 (2) ADDRESS 2755 W. Ave 65 W 81st 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 RS-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 8/4/96

Department Approval [Signature] Date 8-7-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9400

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

93.61

ACCEPTED ME 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.

6'
32'6"

90.09

9

GARAGE

54'10"

30'

34'5"12"

23'

DRIVEWAY
LOCATION OK
C. Child
8-5-96

DRIVEWAY

2806 COTTAGE LAVE

LIB 3

GRAND VIEW DR.