

FEE \$ 16.08
TCP \$ _____

BLDG PERMIT NO. 57478

School \$292

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

Schump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2809 Cottage Lane TAX SCHEDULE NO. 243-063-00-090
 SUBDIVISION DAWN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1607
 FILING 1 BLK 3 LOT 10 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 N Ave 65 CO 81501 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 KSF-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 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 9/20/96
 Department Approval [Signature] Date 9/19/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9515-5/F

Utility Accounting [Signature] Date 9-11-96

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

Rear yard set-
back revised.
see Attached.

107.56

29.24'

ACCEPTED SLC 9/11/96
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.

29.24'

23.78

60

3
GARAGE

23.78

DRIVEWAY
LOCATION OK
J. Kline

23

DRIVEWAY

2809 Cottage LAKE L10 B3

FOR BILL "BIG DADDY" FITZGERALD

LOT 10
BLOCK 3
DAWN SUBDIVISION
B3-L10.DWG

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