

FEE \$ 10.00  
TCP \$ -0-

BLDG PERMIT NO. 57183

*School Fee 292-*

### PLANNING CLEARANCE

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

*[Handwritten signature]*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2812 Cottage Lane TAX SCHEDULE NO. 2243-063-00-090  
SUBDIVISION DAWN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1607  
FILING 1 BLK 2 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  
(1) TELEPHONE 243-7711 BEFORE: --- AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS ---  
(2) ADDRESS 2755 N. Ave 63 co 89 DESCRIPTION OF WORK AND INTENDED USE: ---  
(2) TELEPHONE 248-4633 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 30' from property line (PL) Parking Req'mt 2  
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 8/8/96  
Department Approval [Signature] Date 8-9-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9412-5/15  
Utility Accounting [Signature] Date 8-14-96

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

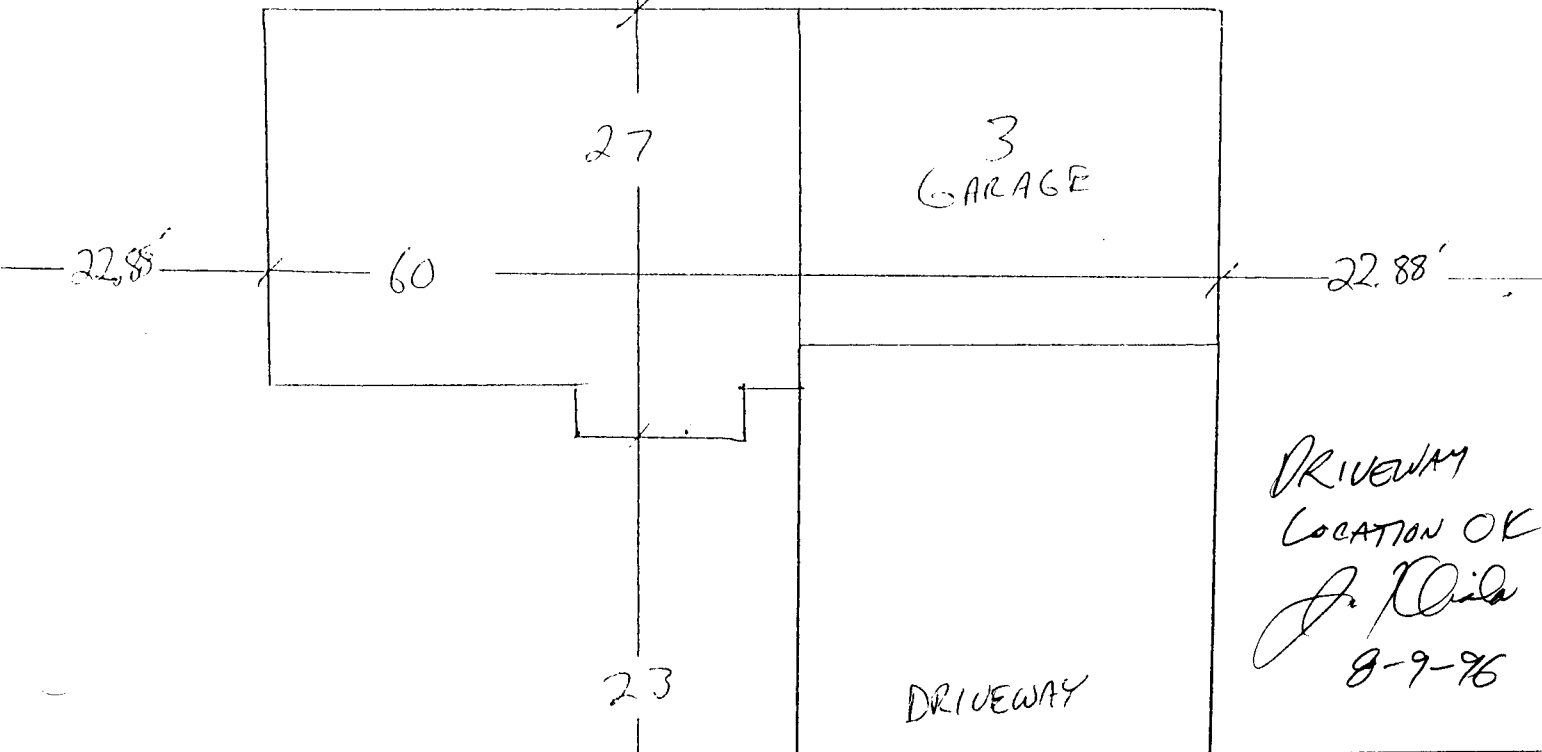
Grand Junction, CO 81501

(970) 248-4638

105.76

ACCEPTED MR 8-9-94  
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.

30.38'



LSB2

2812 Cottage Lane