

FEE \$ 10.00  
TCP \$ \_\_\_\_\_

BLDG PERMIT NO. 57468

School #222

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

*Sehump*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2813 COTTAGE LN TAX SCHEDULE NO. 2943-063-00-090  
 SUBDIVISION DAWN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1607  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER JOHN DAUS NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT CASTLE CONY USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 2755 N. Ave 63 @ 80507 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) or 45 from center of ROW, whichever is greater Parking Req't 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 8/20

Department Approval [Signature] Date 9/9/96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 949B

Utility Accounting [Signature] Date 9-10-96

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)

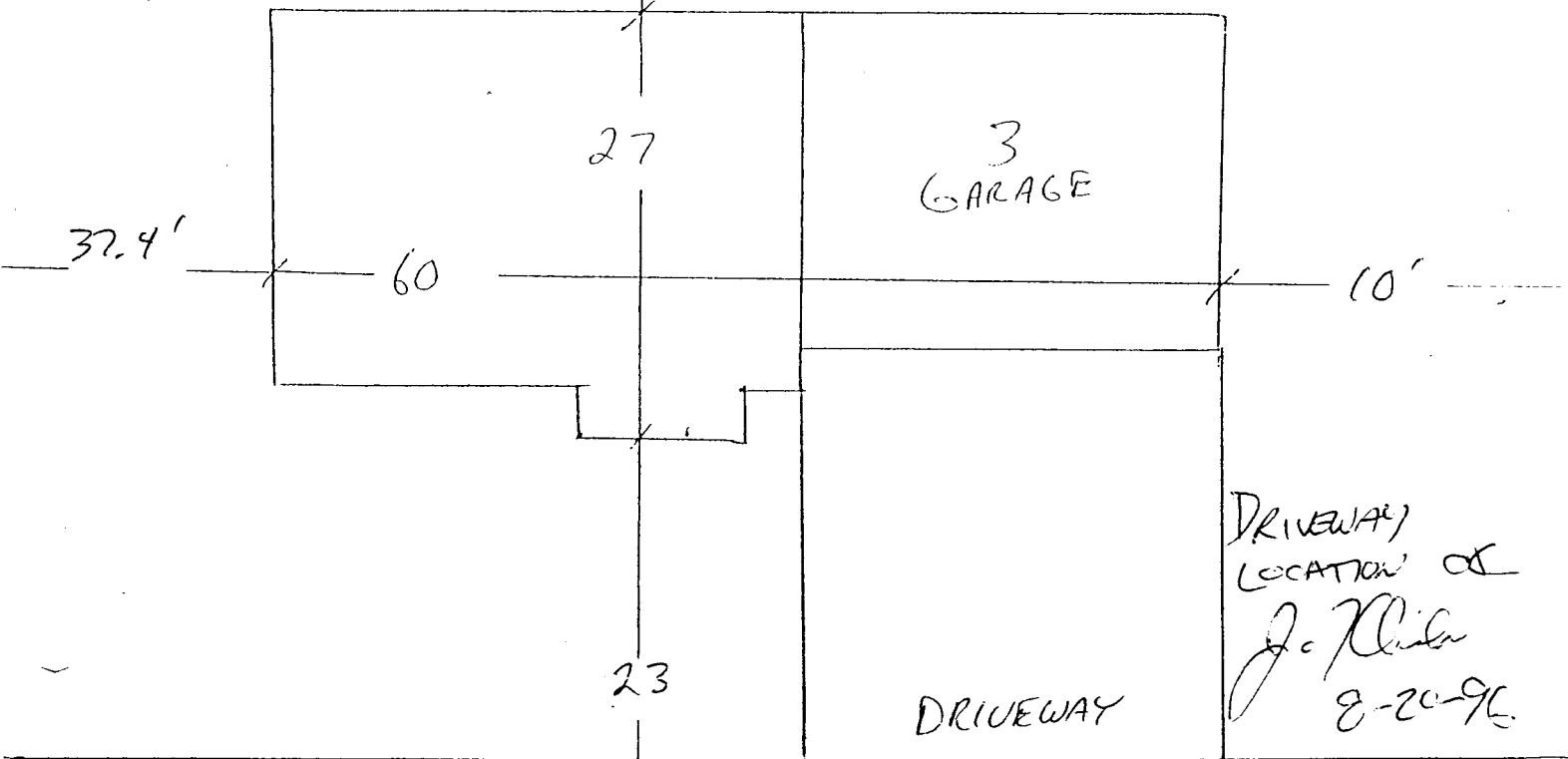
CASTLE CONSTRUCTION  
2755 North Avenue  
Grand Junction, CO 81501  
(970) 248-4638

107.41

30.38'

ACCEPTED *KCA 9/9/96*  
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.

8035



2813 Cottage Lane L14 B3

CASTLE CONSTRUCTION  
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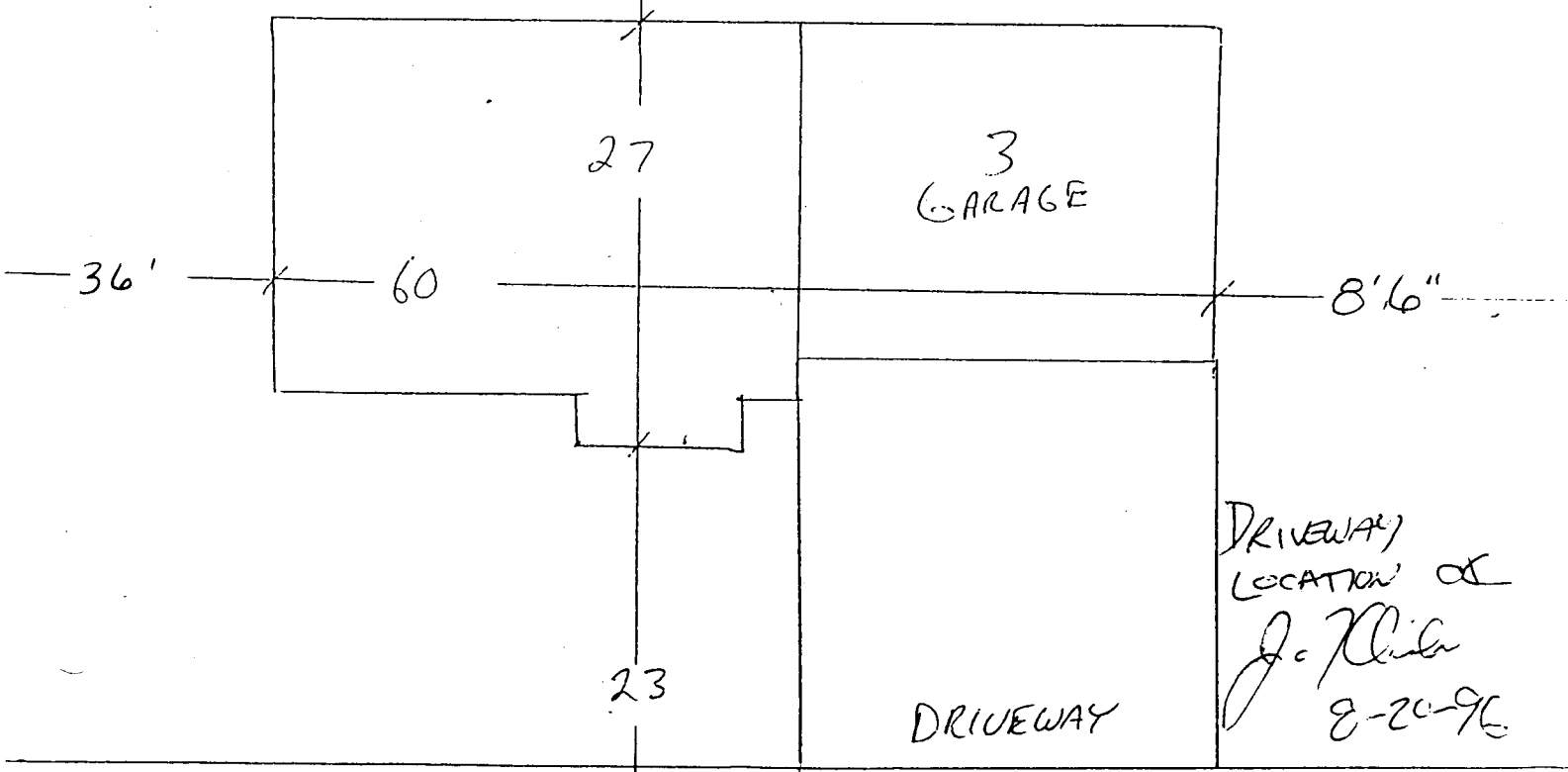
107.91 Revised

ACCEPTED SLC 9/23/96  
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.

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80 35



DRIVEWAY LOCATION OF  
Jo Kula  
8-20-96

2813 Cottage Lane L14 B3