

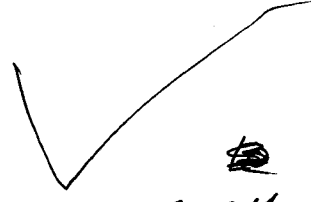
FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60413

3028-720-01-5

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



BLDG ADDRESS 2813 COTTAGE LANE TAX SCHEDULE NO. 2943-063-26-014

SUBDIVISION DAWN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8 160 SF

FILING N/A BLK 3 LOT 14 SQ. FT. OF EXISTING BLDG(S) 1607

(1) OWNER WILLIAM J. WILLIAMS
MICHAELEA K. SPOLAR NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2813 COTTAGE LANE
GRAND JUNCTION 81506 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE (970) 243-9568

(2) APPLICANT SAME USE OF EXISTING BLDGS HOME

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ Add STORAGE SHED

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 45%

SETBACKS: Front 20' from property line (PL)
 or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side Acc. 34' leave from PL Rear 10' from PL Special Conditions _____

Maximum Height 32'

CENSUS 10 TRAFFIC 22 ANNEX# _____

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 William J. Williams Date 5-14-97

Department Approval Senta J. Costello Date 5-14-97

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

Utility Accounting Attendinos Date 5-14-97

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)

Hamlet St.

Fence with GATES

Cottage Lane

Front of House
2813
Cottage Lane

House

Back yard

DRIVE WAY

Storage SHED

10'

14'

80'

Fence Back Lot
108'

2'

Fence

3'

Fence

ACCEPTED SLC 5/14/97
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.