

DATE SUBMITTED: 10-13-92

PERMIT NO. 43216 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2220 Linda Ln.

SQ. FT. OF BLDG: 1434

SUBDIVISION Linda Ln Sub. Amended

SQ. FT. OF LOT: 8,700

FILING # \_\_\_\_\_ BLK # 2 LOT # 14

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-12102-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Kenneth Kuhns

USE OF EXISTING BUILDINGS: Single Family Residence

ADDRESS 2220 N. 17th Cr.

DESCRIPTION OF WORK AND INTENDED USE: Car port (approx 270 SF)

TELEPHONE: 245-2467

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 5' REAR 15'

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*  
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

10-13-92  
Date Approved

10/13/92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

RED/OPAC KUHNS  
8452467

E

N

FENCE

HOUSE  
2220 LINDA LANE

EXISTING OVERHANG

SIDEWALK 3'

W  
LINDA LANE

PROPOSED  
CARPORT  
NOT TO SCALE

45'

ADJOINING  
HOUSE

S

CENTERLINE OF STREET

