

FEE \$	<u>10.00</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. <u>55310</u>

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2104 Linda Lane TAX SCHEDULE NO. 2945-121-20-010
 SUBDIVISION Linda Lane Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 2 LOT 20 SQ. FT. OF EXISTING BLDG(S) 480
 (1) OWNER Matthew L. Lucas NO. OF DWELLING UNITS
 BEFORE: 01 AFTER: 01 THIS CONSTRUCTION
 (1) ADDRESS 2104 Linda Lane
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE (970) 241-0839 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Matthew L. Lucas USE OF EXISTING BLDGS carport & storage
 (2) ADDRESS 2104 Linda Lane DESCRIPTION OF WORK AND INTENDED USE: enclose carport
 (2) TELEPHONE (970) 241-0839 put wall on south side & garage door on front

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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL Special Conditions _____
 Maximum Height 32' CENS.T. 6 T.ZONE 28 ANN# _____

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 Matthew L. Lucas Date 3/8/96
 Department Approval [Signature] Date 3-8-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3013-2150-043

Utility Accounting [Signature] Date 3/8/96

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

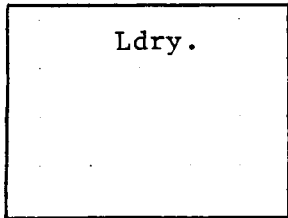
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2104 Linda Lane
Grand Junction, CO 81501

00 x 145

Basement

Basement
19'



19'

11'

CC
Patio

10'

15'

Stg.

20'

11'

20'

6'

Stg.

Stg.

Bedroom

Bedroom

Kitchen

Family

24'

Carport

Cls.

28'

Cls.

Cls.

Living

Room

Bedroom

Room

B
a
t
h

3' Cvd Porch

20'

17'

18'

3.5'

8'

3.5'

Black

Top

Driveway

30' setback

ACCEPTED *WFD* 3-8-96
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.

