

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>—</u>

BLDG PERMIT NO. <u>55527</u>

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2277 Rio Linda Ln TAX SCHEDULE NO. 2945-091-17-024
 SUBDIVISION Loma Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 297
 FILING _____ BLK 2 LOT 24 SQ. FT. OF EXISTING BLDG(S) 2600±
 (1) OWNER Janet Pool/Hokanson NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2277
 (1) TELEPHONE (970) 243-2677 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Ed Hokanson USE OF EXISTING BLDGS den
 (2) ADDRESS 2277 Rio Linda Ln DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE (970) 243-2677 Room Addition

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) Parking Req'mt _____
 or 7.5' from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear 30' from PL
 Maximum Height 32'
 CENS.T. 14 T.ZONE 90 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 Ed Hokanson Date 3/1/96
 Department Approval Ronnie Edwards Date 3/1/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 5002-1700-07-0
 Utility Accounting Chachava Date 3-1-96

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)

2277 Rio Linda Lane

RSF-4

RVDA LANE
CH=70.19'
R=100.0'

