

FEE \$	5.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 72665



Your Bridge to a Better Community

BLDG ADDRESS 2012 LINDA LANE SQ. FT. OF PROPOSED BLDGS/ADDITION 676

TAX SCHEDULE NO. 2945-121-20-014 SQ. FT. OF EXISTING BLDGS 1500

SUBDIVISION Linda Ln Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2176

FILING _____ BLK 1 LOT 13 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER ROBERT D. BRESSAN NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2012 LINDA LANE USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 970-242-9702 DESCRIPTION OF WORK & INTENDED USE RESIDE

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) SUN PORCH

(2) ADDRESS SAME Adding Roof to Sun Porch -

(2) TELEPHONE SAME

Handwritten notes:
 2800 total
 1156 gar.
 417 - new
 4373 existing

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-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 45' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or 45' from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions this addition results in 44.8% coverage

CENSUS 6 TRAFFIC 28 ANNEX# 11/29/99 RSE per Nina

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Robert D. Bressan Date 10/29/99

Department Approval Patricia Pruitt Date 11-8-99

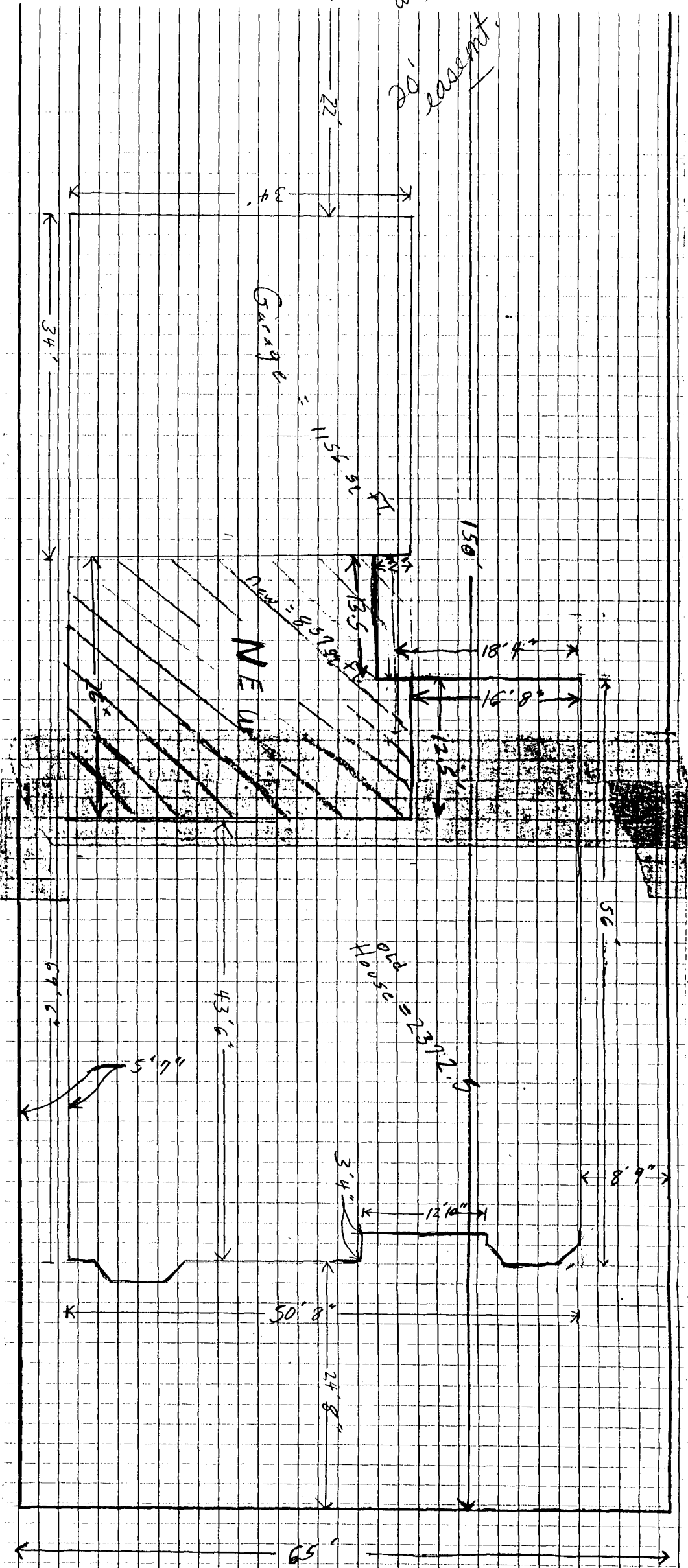
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>TF</u>
Utility Accounting	<u>Tammy Beasley</u>		Date <u>10/29/99</u>

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)

No alley access

20' easement



4385.50 - Total Coverage
 4281.50 - Minimum @ 45% Coverage

Scale = 1/8" = 1'
 Lot size - 9750 sq ft

2012
 Linda Lane