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

BLDG PERMIT NO. 78355



Your Bridge to a Better Community

BLDG ADDRESS 2012 Linda Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 1,056

TAX SCHEDULE NO. 2945-121-20-020 SQ. FT. OF EXISTING BLDGS 4,560

SUBDIVISION Bressan Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 5,616

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

(1) OWNER Robert Bressan NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 2012 Linda Ln. USE OF EXISTING BUILDINGS private home

(1) TELEPHONE 242-7702 DESCRIPTION OF WORK & INTENDED USE carport cover

(2) APPLICANT Home Masters Inc. TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 1984 K Rd.

(2) TELEPHONE 858-3370

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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 6 TRAFFIC 28 ANN# _____

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).

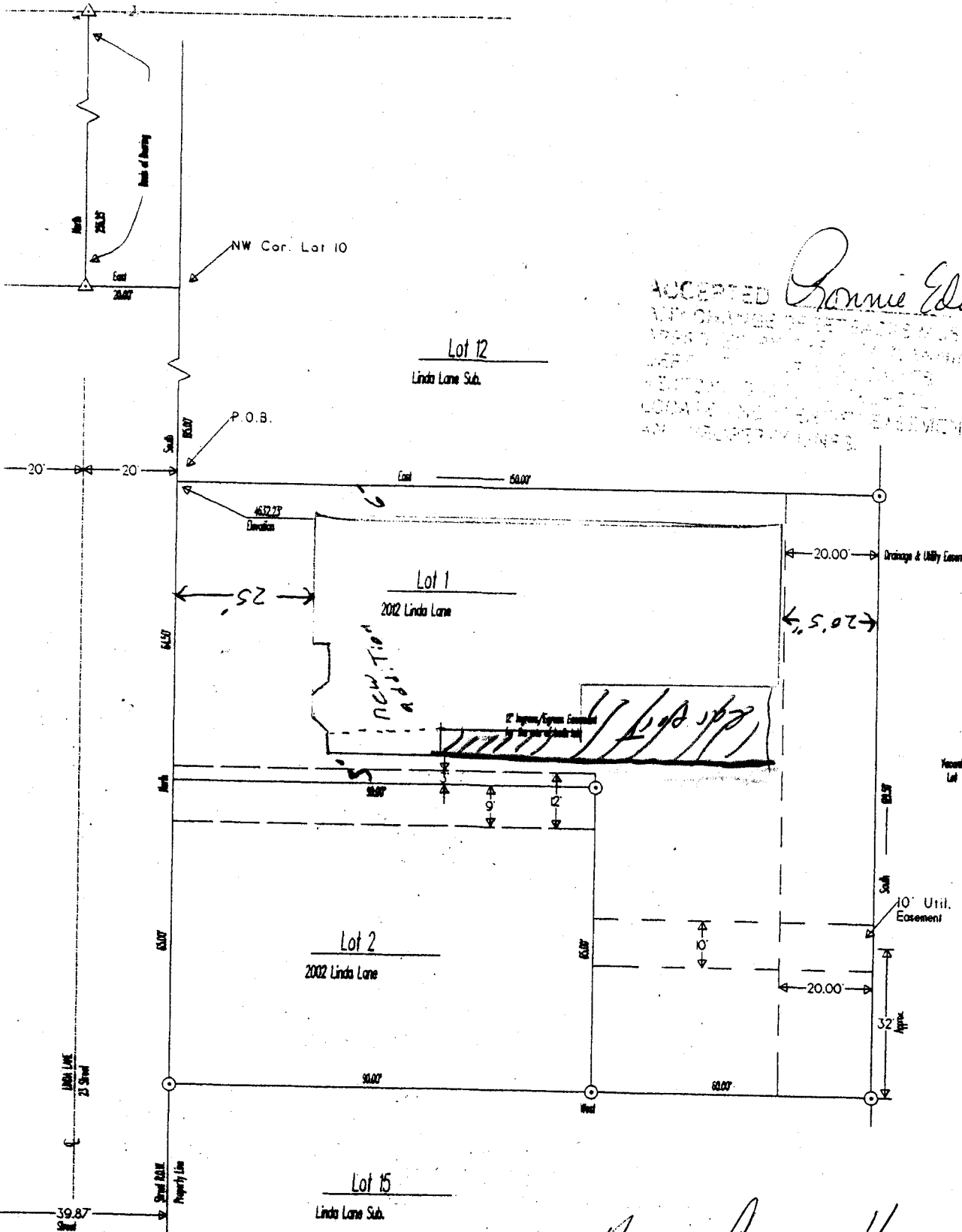
Applicant Signature Miguel Thomas P. Pinal Date _____

Department Approval Misha Wagon Date 1/16/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Use chg in</u>
Utility Accounting <u>On Call</u>		Date <u>1/16/01</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)



ACCEPTED Ronnie Edwards 9/20/00

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.

ACCEPTED Aisha Pragon 1/10/01

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LENDER STATEMENT

COUNTRYWIDE HOME LOANS as LENDER of record described herein as part of Lot 1 of the BRESA Sub, a 1st-Flt of Lot 13 & 14 of the Linda Lane Sub hereby certifies and certifies the dedication correct and approve the recording of this plat.

2454 U.S. HIGHWAY 23
 GRAND LACOSTE, CALIFORNIA 95022

By: [Signature]
 RAND A. PISCAPIA

STATE OF CALIFORNIA
 COUNTY OF VENTURA

The foregoing instrument was acknowledged before me this 5th day of September

My commission expires 9-18-2
[Signature]
 Notary Public