

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 79523



Your Bridge to a Better Community

BLDG ADDRESS 2277 RIO LINDA LN SQ. FT. OF PROPOSED BLDGS/ADDITION 576 ⁺¹⁴⁴ _{Pool}

TAX SCHEDULE NO. 2945-071-17-024 SQ. FT. OF EXISTING BLDGS 2,624

SUBDIVISION LOMA RIO TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING — BLK 2 LOT 24

(1) OWNER JANET HOKANSON NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) ADDRESS 2277 RIO LINDA LN NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) TELEPHONE (970) 243-9477 USE OF EXISTING BUILDINGS PERSONAL RESIDENCE

(2) APPLICANT ED HOKANSON DESCRIPTION OF WORK & INTENDED USE GARAGE/STORAGE

(2) ADDRESS 2277 RIO LINDA LN TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) DETACHED GARAGE

(2) TELEPHONE (970) 243-9477

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-4 Maximum coverage of lot by structures 60 90

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO

or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2 (no plumbing)

Maximum Height 35' Special Conditions Storage/garage use only

CENSUS 1402 TRAFFIC 90 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 Janet Hokanson Date 4/13/01

Department Approval Bonnie Edwards Date 4/16/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>ACCT # 21834-13902</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/16/01</u>		

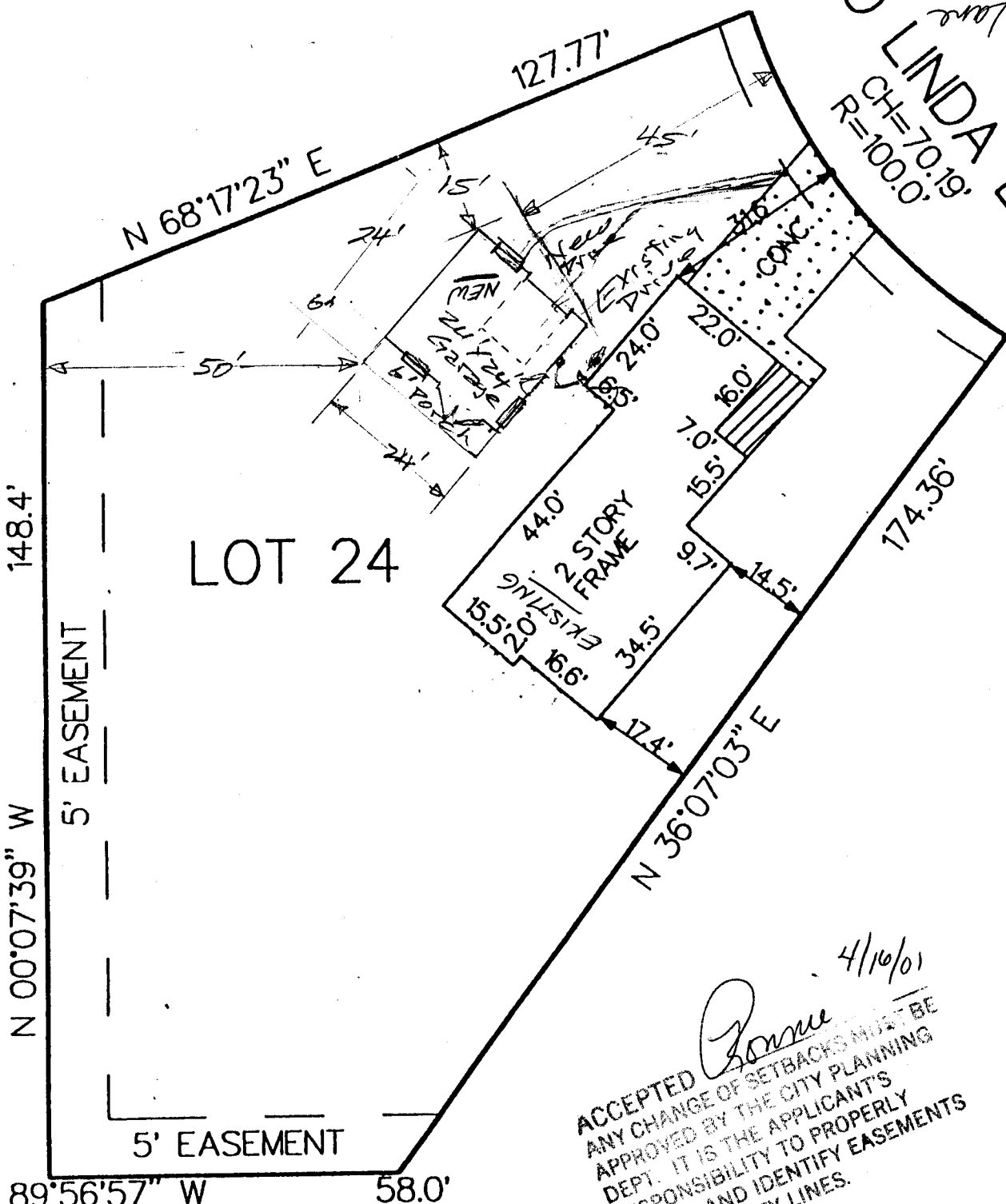
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

AST-4 Zone District

Richard L. ...
2297

RIO LINDA LANE
CH=70.19
R=100.0



ACCEPTED *Bonnie* 4/16/01
 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.

SCALE: 1" = 100'