

FEE \$	10.00
TCF \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80544



Your Bridge to a Better Community

38045-13907
 BLDG ADDRESS 567 Rio Linda Ln
 TAX SCHEDULE NO. 2945-071-17-025
 SUBDIVISION Loma Rio
 FILING _____ BLK 2 LOT 25
 (1) OWNER Loren K. Olson
 (1) ADDRESS 567 Rio Linda Ln
 (1) TELEPHONE 970-260-8848
 (2) APPLICANT Same
 (2) ADDRESS Same
 (2) TELEPHONE 970-256-1825

SQ. FT. OF PROPOSED BLDGS/ADDITION 600
 SQ. FT. OF EXISTING BLDGS 2300
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2900
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 USE OF EXISTING BUILDINGS Private Residence
 DESCRIPTION OF WORK & INTENDED USE New Garage and remodel to office, laundry, and den
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 Special Conditions Side easement was vacated.
 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 Loren K. Olson Date July 2nd 2001
 Department Approval C. Jay Olson Date 7/2/01

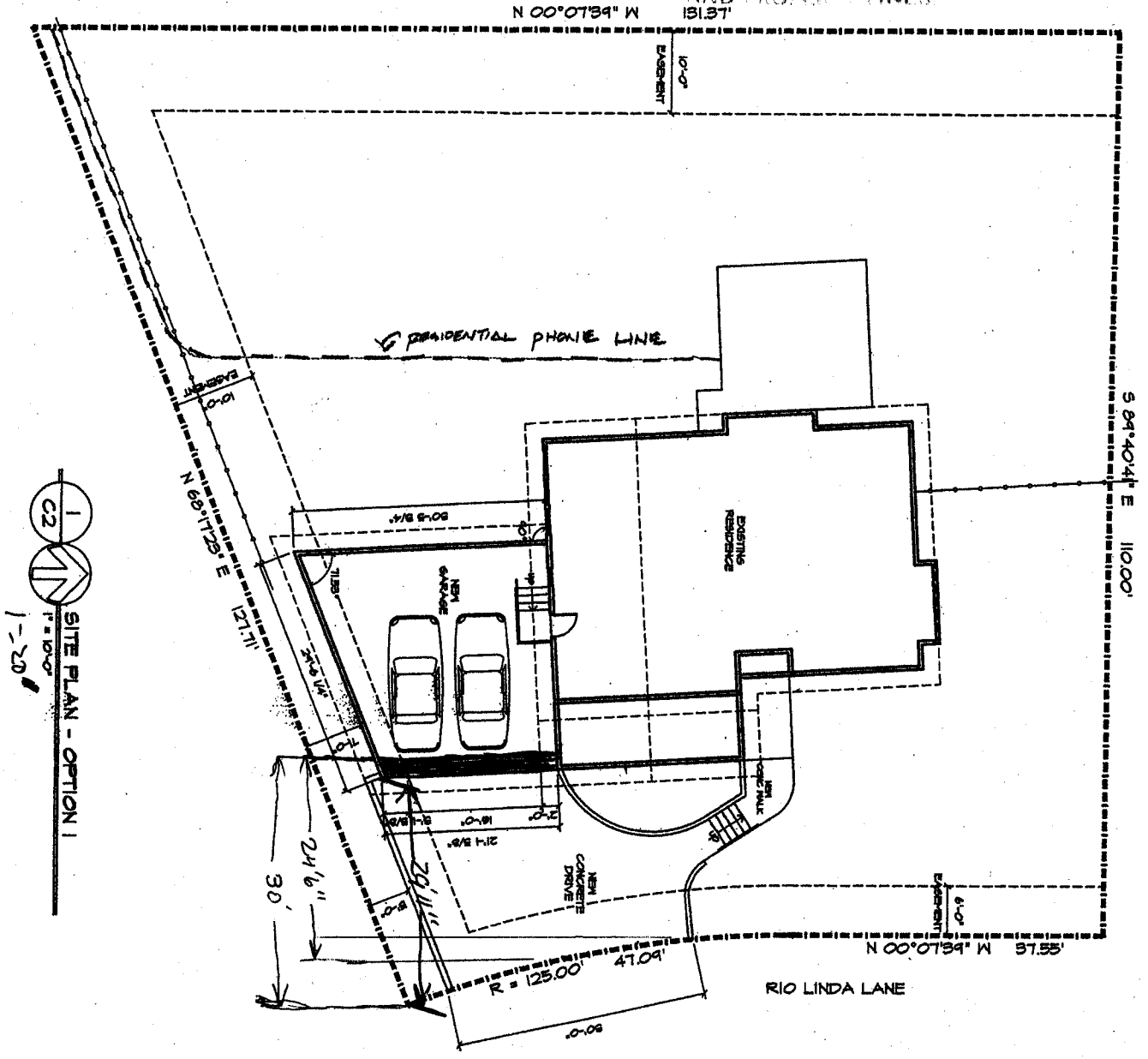
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting <u>CM</u>		Date <u>7/2/01</u>	<u>In use</u>

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 *Cy Fay Wilson 7/24/01*
 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.

ACCEPTED *Alma Magallon 7/24/01*
 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. (Revised)



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Olson Residence
 567 Rio Linda Lane
 Grand Junction, CO

DKO
 ARCHITECTURE PC
 Grand Junction, Colorado
 (970)256-9792
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08/02/01
 Plan No.
0044
 Sheet No.
C2a
 Prepared by
 DW