

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 83674

AK



Your Bridge to a Better Community

BLDG ADDRESS 1915 Linda Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 720
Grand Jct. Colo 81501

TAX SCHEDULE NO. 2945-121-21-014 SQ. FT. OF EXISTING BLDGS 1056 House

SUBDIVISION Linda Lane Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1776 sq ft.

FILING _____ BLK 1 LOT 3

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

(1) OWNER David + Lori DeSorb NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 2 this Construction

(1) ADDRESS 1915 Linda Ln. Grand Jct. USE OF EXISTING BUILDINGS _____
Colo 81501

(1) TELEPHONE 970-245-0027 DESCRIPTION OF WORK & INTENDED USE Garage

(2) APPLICANT David DeSorb TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 1915 Linda Ln. GS Colo.
81501

(2) TELEPHONE 470-245-0027

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 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 *[Signature]* Date 3-18-02

Department Approval *Bayleen Henderson* Date 3-18-02

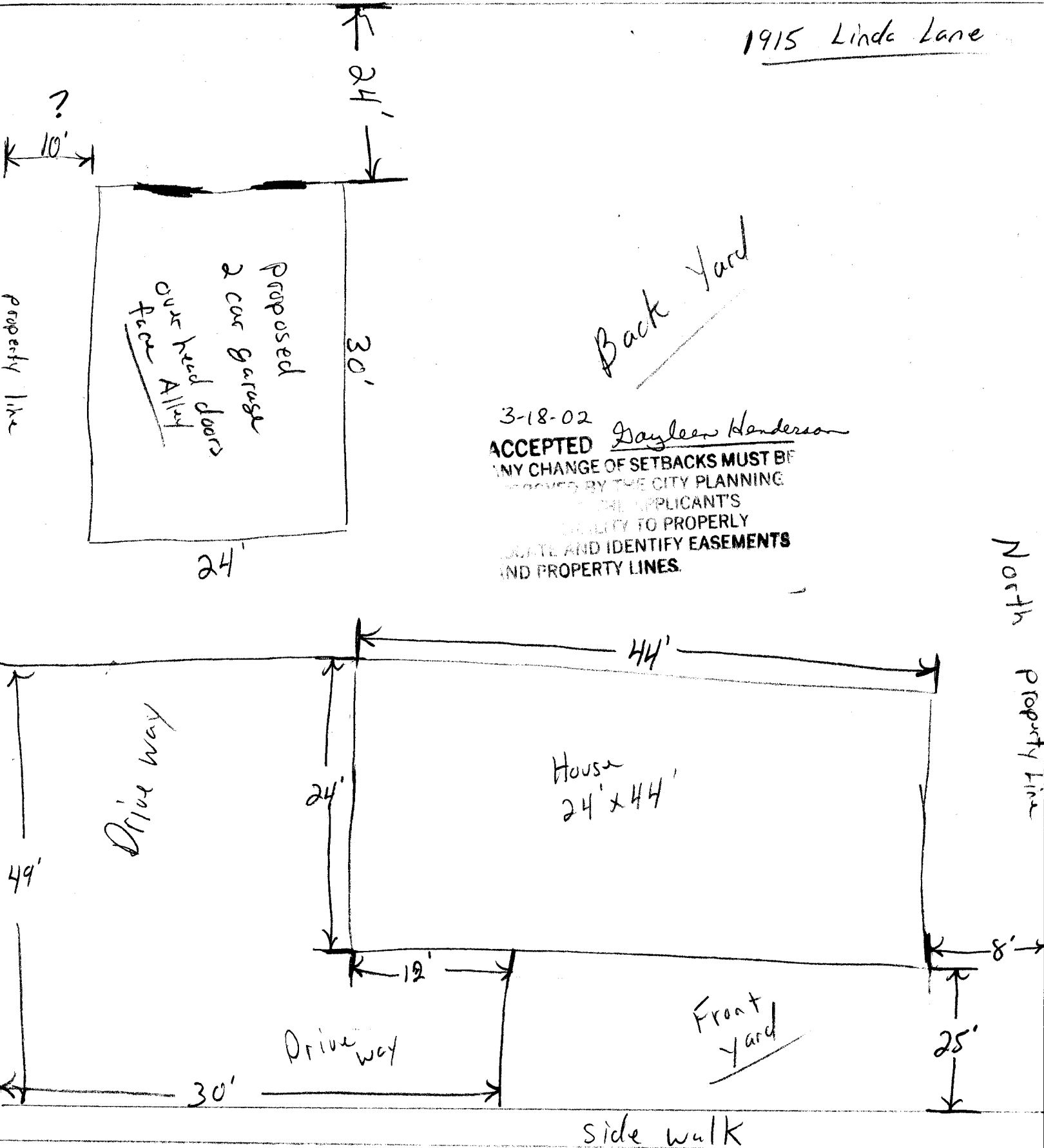
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting	<u><i>[Signature]</i></u>		Date <u>3-18-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

Alley

1915 Linda Lane



3-18-02
ACCEPTED *Gayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Linda Lane Lot size 70' x 140'