

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

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

BLDG PERMIT NO. _____

Building Address 1915 Linda Ln
Grand Sect. Colo. 81501
 Parcel No. 2945-121-21-014
 Subdivision Linda Lane Sub
 Filing _____ Block 1 Lot 3

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1488 Sq. Ft. Proposed 2224
 Sq. Ft. of Lot / Parcel .209 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2224

OWNER INFORMATION:

Name David and Lori DeSone
 Address 1915 Linda Ln.
 City / State / Zip Grand Sect., Colo. 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name David DeSone
 Address 1915 Linda Ln.
 City / State / Zip Grand Sect, Colo. 81501
 Telephone 970-245-0027

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): _____
- Manufactured Home (UBC)

NOTES: _____

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 <u>RMF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 8-4-04
 Department Approval [Signature] Date 8/4/04

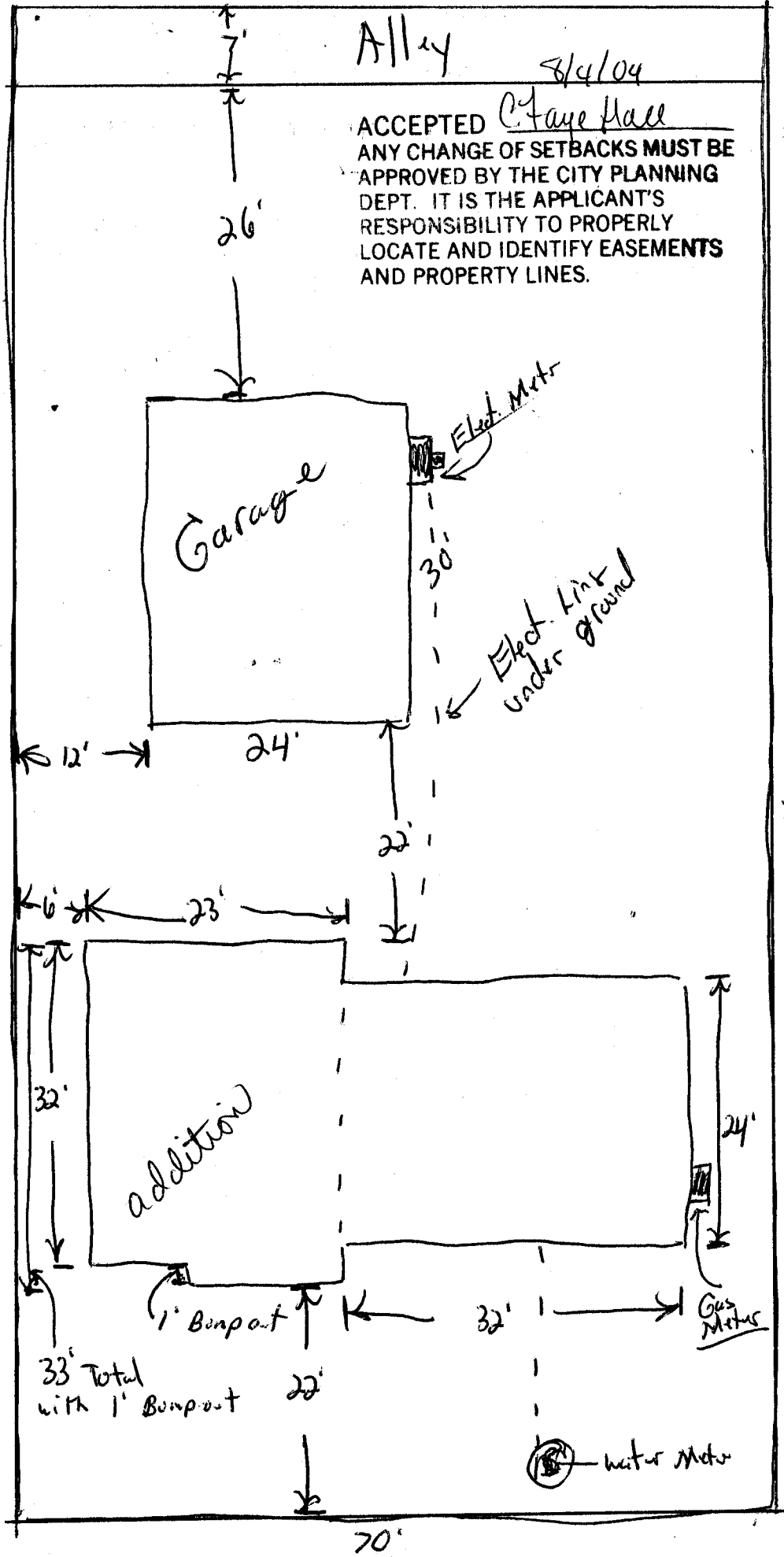
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>8/4/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Alley

8/4/04

ACCEPTED C. Faye Hall
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.



140'

1915 Linda Ln.

Linda Cox.