

Planning \$ <u>10.00</u>	Drainage \$ _____
TCP \$ <u>500.00</u>	School Impact \$ _____

BLDG PERMIT NO. <u>78814</u>
FILE # _____

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

Single Family

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS Lot 5 411 Maldonado St. TAX SCHEDULE NO. 2945-151-09-005

SUBDIVISION Maldonado Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1178

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 5 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

OWNER Leo C. Rinderle NO. OF DWELLING UNITS: BEFORE 0 AFTER 1

ADDRESS 2729 Sierra Vista Rd CONSTRUCTION

TELEPHONE 970-5263-7388 Business NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

APPLICANT Leo C. Rinderle USE OF ALL EXISTING BLDGS Single family Residence

ADDRESS Grand Junction, Co 81503 DESCRIPTION OF WORK & INTENDED USE: permanently

TELEPHONE 970-243-8864 Home attach modular unit to site so it

can be used as a single family residence

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SETBACKS: FRONT: 20' from Property Line (PL) or \_\_\_\_\_  
from center of ROW, whichever is greater

SIDE: 5' from PL REAR: 10' from PL PARKING REQUIREMENT: \_\_\_\_\_

MAXIMUM HEIGHT 35' SPECIAL CONDITIONS: perm. found.

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70% req'd

CENSUS TRACT 3 TRAFFIC ZONE B5 ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Leo C. Rinderle Date 2/21/01

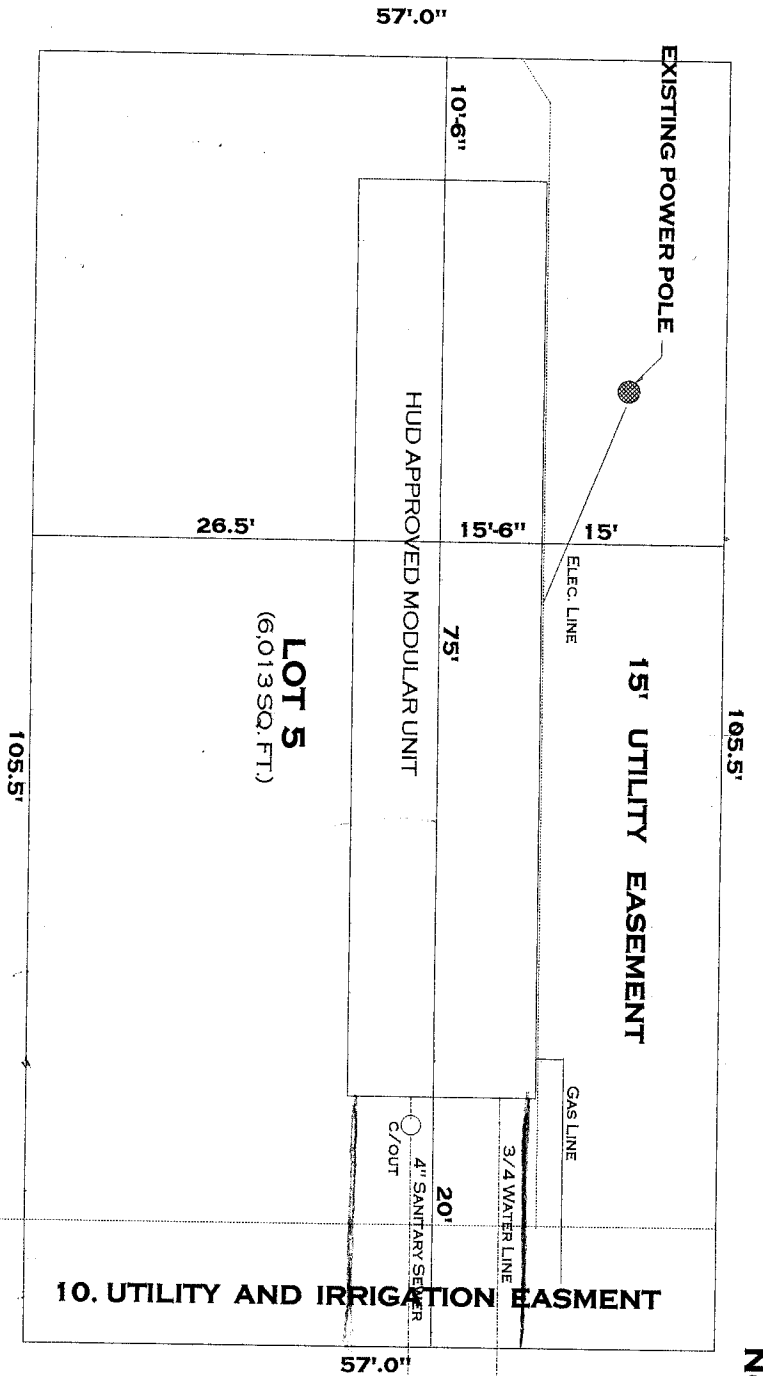
Department Approval Antonia Castillo Date 2/22/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13750</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/22/01</u>

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

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

ACCEPTED *SLC 2/22/01*  
 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.



ADDRESS:  
 LEGAL DESCRIPTION:  
 TAX SCHEDULE #:

*DRIVE OK  
 RD  
 2/22/01*

MALDONADO STREET



**MALDONADO SUBDIVISION**

LEO C. RINDERLE  
 2729 SIERRA VISTA DRIVE  
 GRAND JUNCTION, COLORADO 81503  
 P: 970-243-8864  
 B: 216-0128