

FEE \$	10.00
TCP \$	1500.00
SIF \$	400.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 406 29 1/2 Rd No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-174-40-016 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1253  
 Subdivision Country Place Estates Sq. Ft. of Lot / Parcel 4673 SQ FT  
 Filing 1 Block 3 Lot 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2305 SQ FT  
 Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name GARY RINDOLE CONST  
 Address PO Box 1380  
 City / State / Zip Creston Co 81520

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name SAME AS OWNER  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 434-0510

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: New SFR

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>30'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 <u>D</u>	Driveway Location Approval <u>[Signature]</u> (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).

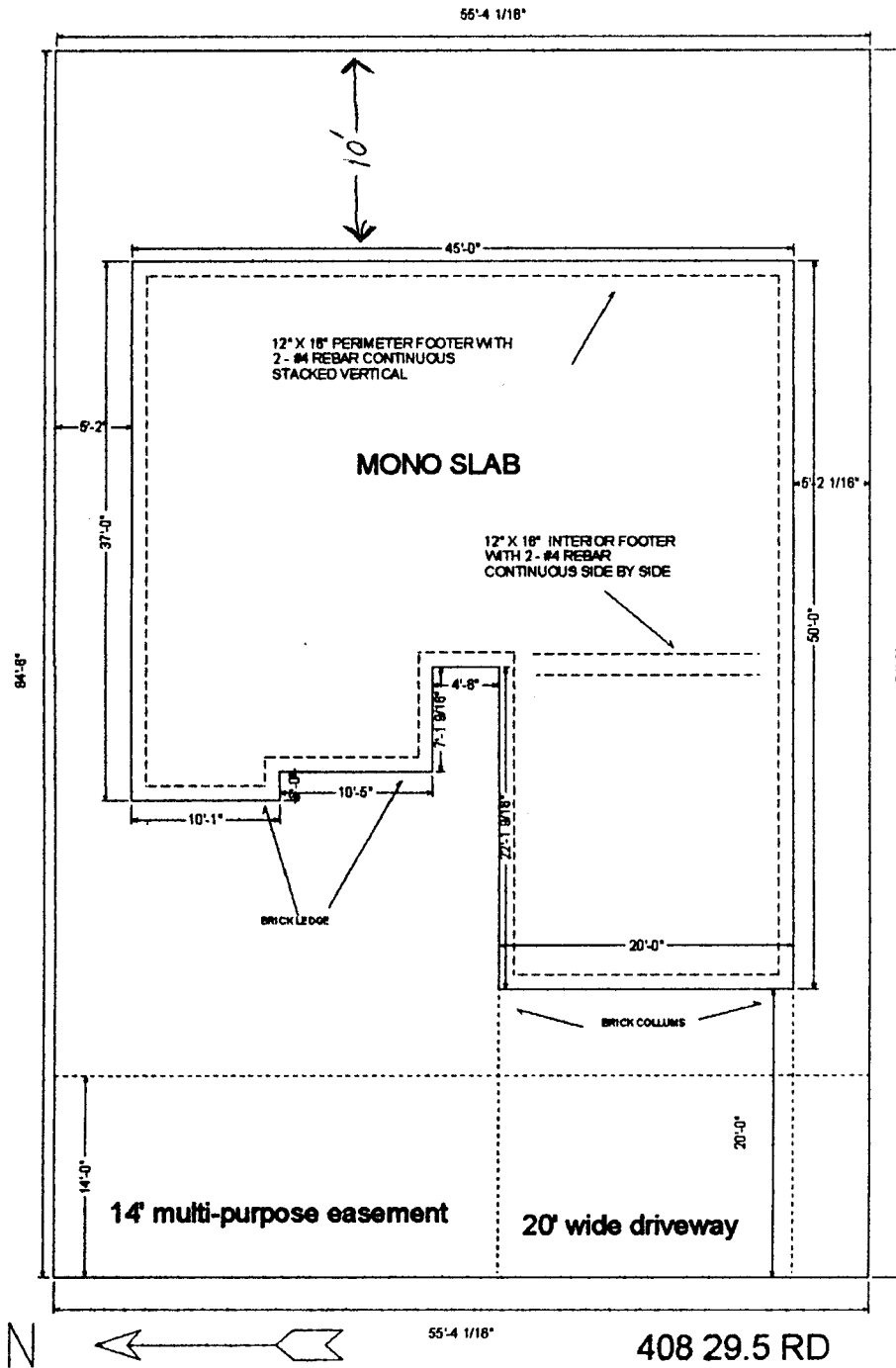
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12-19-06

Department Approval [Signature] Date 1/29/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19955</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/29/07</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)



*SHU/1/29/02* *Chagn* *1/29/02* *Driveway* *OK* *MSB*