

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

## PLANNING CLEARANCE

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

BLDG PERMIT NO.
(2943-162-00-195) 3582 D 1/2 28

Building Address 450 Dodge (302 37 RD) No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-162-52-023 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1245  
 Subdivision Prairie View South Sq. Ft. of Lot / Parcel 6809 SQ FT  
 Filing 2 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2341  
 Height of Proposed Structure 17

**OWNER INFORMATION:**

Name GARY RINDECKE CONST  
 Address PO Box 1380  
 City / State / Zip Clifton 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-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</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>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval <u>NA</u> (Engineer's Initials)

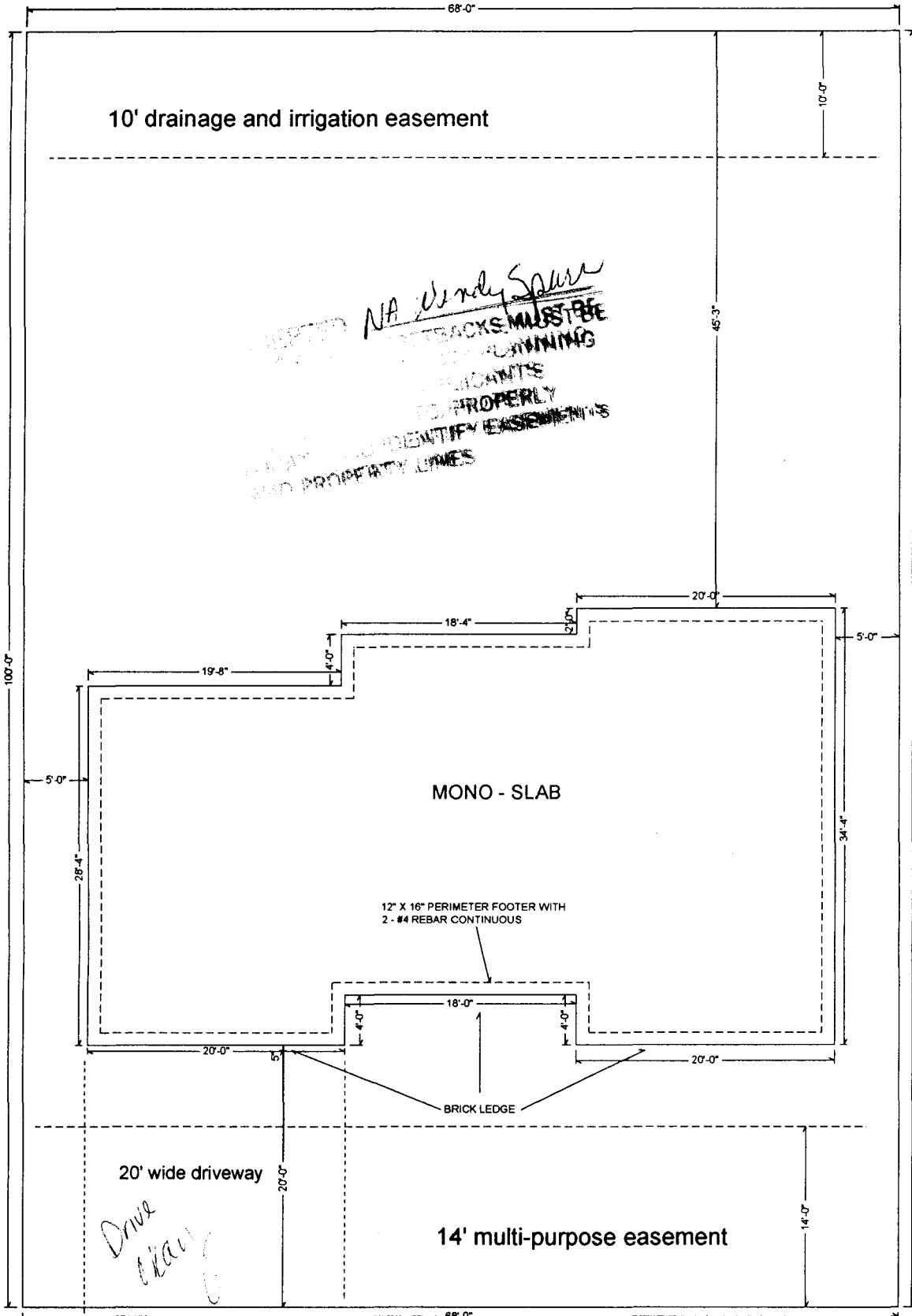
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 4-17-07  
 Department Approval NA Wendy Spurr Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20249</u>
Utility Accounting <u>Kate Cebem</u>	Date <u>5/15/07</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)



10' drainage and irrigation easement

*NA Wendy Saur*  
 SETBACKS MUST BE  
 MAINTAINED  
 IDENTIFY EASEMENTS  
 AND PROPERTY LINES

MONO - SLAB

12" X 16" PERIMETER FOOTER WITH  
 2 - #4 REBAR CONTINUOUS

BRICK LEDGE

20' wide driveway

*Drive  
 away*

14' multi-purpose easement

450 DODGE STREET

