

FEE \$	10 <sup>00</sup>
TCP \$	94 <sup>00</sup>
SIF \$	460 <sup>00</sup>

## PLANNING CLEARANCE

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

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

Building Address 437 Marianne Dr No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-174-30-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1236  
 Subdivision WESTLAND ESTATES Sq. Ft. of Lot / Parcel 8755 SQ FT  
 Filing 3 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) ~~757~~ SFR FT 2357  
 Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name GARY RINDERLE 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>RSF-4</u>	Maximum coverage of lot by structures <u>50'</u>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Parking Requirement _____
SETBACKS: Front <u>20/25</u> from property line (PL)	Side <u>7/3</u> from PL	Rear <u>25/5</u> from PL	Special Conditions _____
Maximum Height of Structure(s) <u>35</u>	Voting District <u>C</u>		
Driveway Location Approval <u>WSW</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 12-20-06

Department Approval WS. Ullrich Date 1-12-07

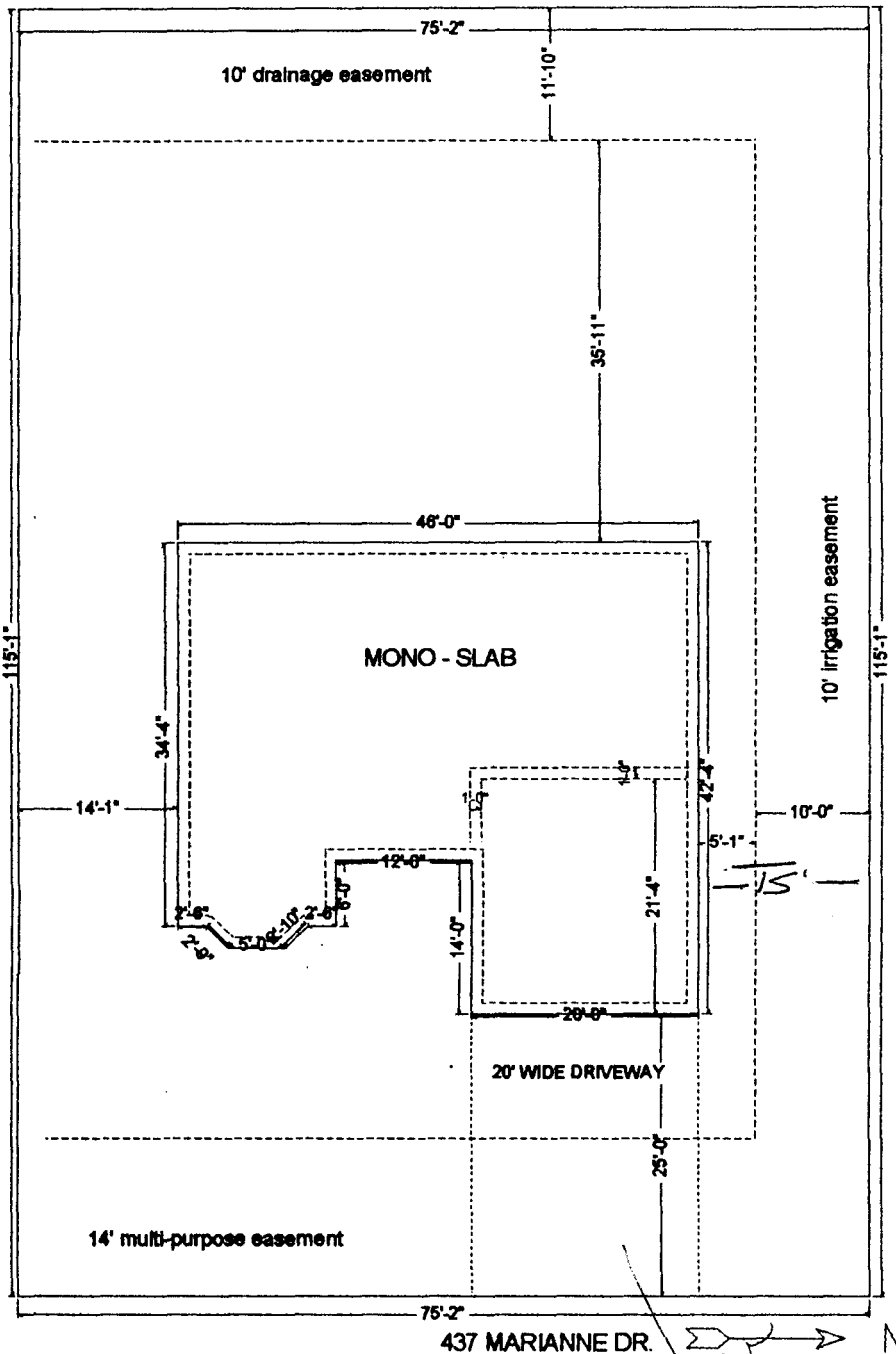
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19926</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/12/07</u>		

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)

1-12-07

NA Wendy Spurr

TRACKS MUST BE  
PLANNING  
DANT'S  
PROPERLY  
IDENTIFY EASEMENTS  
AND PROPERTY LINES



Wendy Spurr  
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