

FEE \$ 10. ⁰⁰
TCP \$ 1589. ⁰⁰
SIF \$ 460. ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2861 Mason Dr
 Parcel No. 2543-191-39-005
 Subdivision White Willows
 Filing 2 Block 5 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs - Sq. Ft. Proposed 1420
 Sq. Ft. of Lot / Parcel 8593 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2524 SQ FT
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name GARY RINDECKE CONSTRUCTION
 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSF-2</u>	Maximum coverage of lot by structures <u>50</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>1</u> NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Engineered foundation</u>
Voting District <u>E</u> Driveway Location Approval <u>[Signature]</u>	<u>Required</u>
	<small>(Engineer's Initials)</small>

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 1/30/07

Department Approval [Signature] Date 2/20/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19984

Utility Accounting [Signature] Date 2/20/07

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)

