

|        |                   |
|--------|-------------------|
| FEE \$ | 10 <sup>-</sup>   |
| TCP \$ | 1589 <sup>-</sup> |
| SIF \$ | 460 <sup>-</sup>  |

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

BLDG PERMIT NO. \_\_\_\_\_ *pl*

Building Address 453 Prairie Fire St,  
 PARENT Parcel No. 2943-1162-00-195  
 Subdivision Prairie View SOUTH  
 Filing 1 Block 4~~TH~~ Lot 7

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1  
 Sq. Ft. of Lot / Parcel 6624 SQ FT  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2369 SQ FT  
 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.**

| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF |  |  |  |
|--|--|--|--|
| ZONE <u>R-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 <u>C</u>   | Driveway Location Approval <u>WS</u><br>(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).

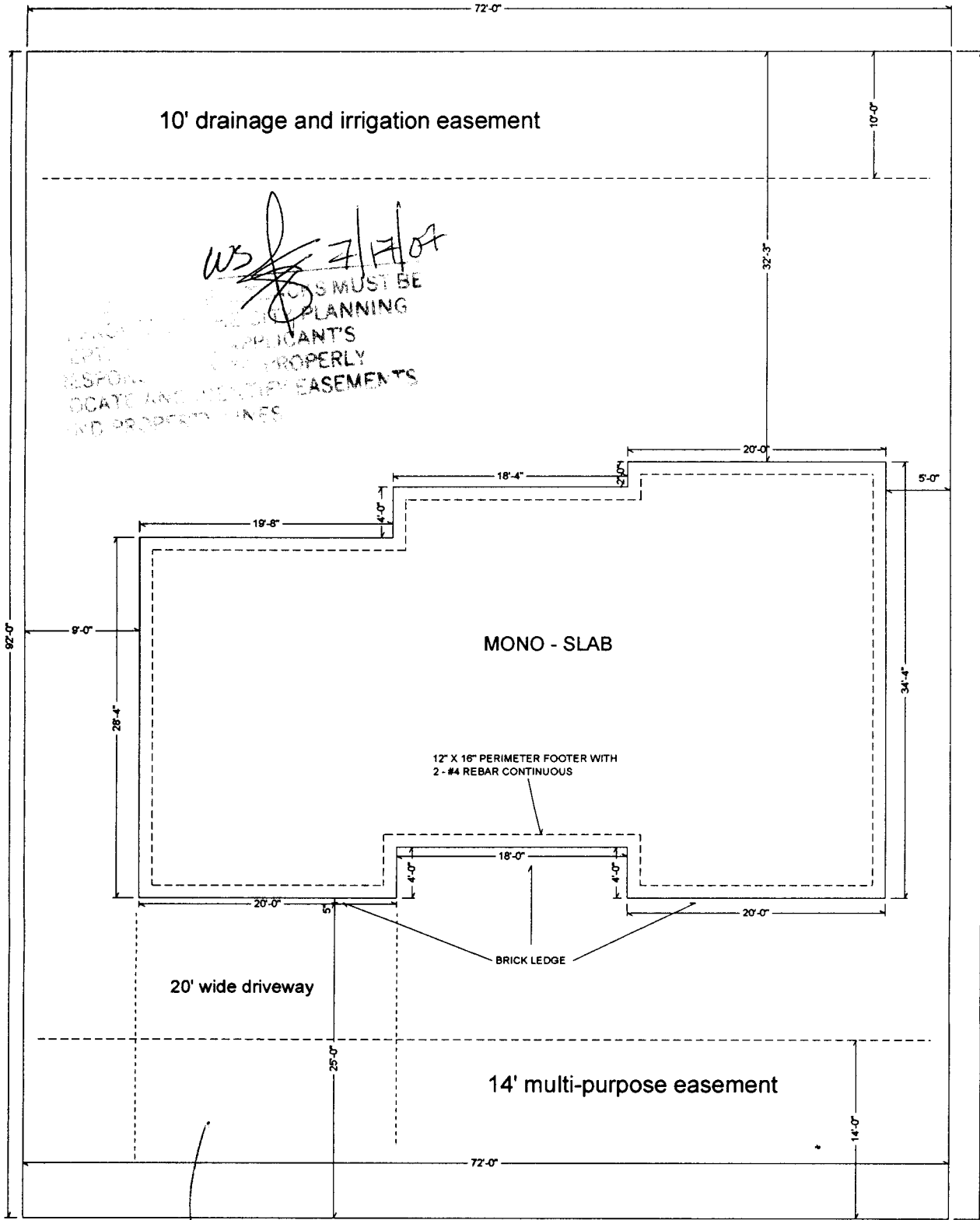
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6-25-07

Department Approval WS [Signature] Date 7/17/07

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>20457</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>7/17/07</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)



*WS* *7/17/07*

ALL PROJECTS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY IS TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

453 PRAIRIE FIRE ST.



*David*  
*CPM*  
*[Signature]*