

FEE \$ 10-  
 TCP \$ 1589-  
 SIF \$ 460-

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

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

Building Address 2944 Red Cloud LN  
 Parcel No. 2943-173-44-001  
 Subdivision COUNTRY PLACE ESTATES  
 Filing 1 Block 7 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1245  
 Sq. Ft. of Lot / Parcel 5417 SQ FT  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2205 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-8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
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>C</u>	Driveway Location Approval <u>PD</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).

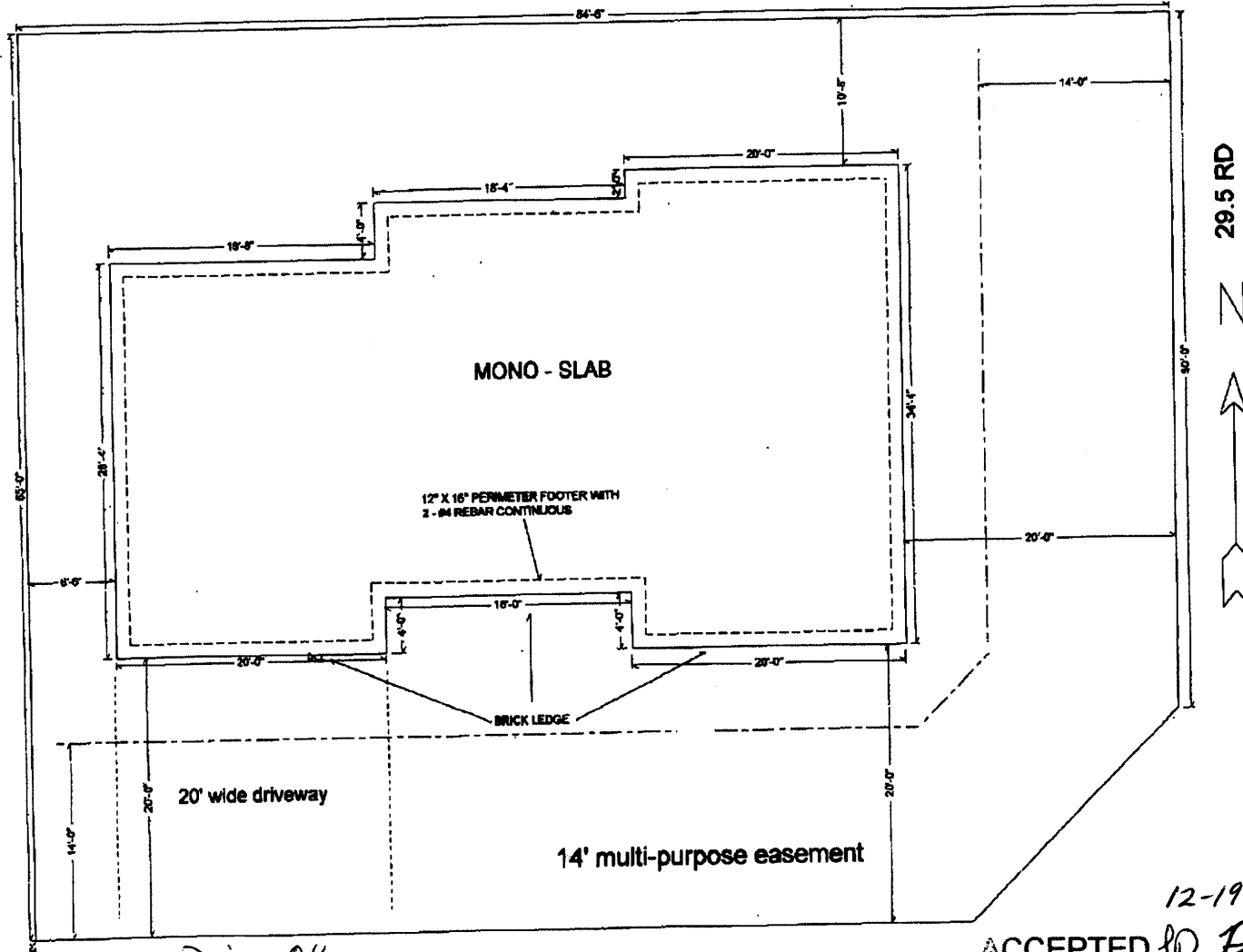
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12-6-07

Department Approval PD Paul Hambeck Date 12/19/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20817</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/19/17</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)



Drive OK

2944 RED CLOUD LANE

12-19-07

ACCEPTED *Paul Hornbeck*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 EASEMENTS AND PROPERTY LINES.