

FEE \$	_____
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. _____

No permit recorded in Mesa CO records.

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

BLDG ADDRESS 2297 S. Arriba Circle TAX SCHEDULE NO. 2945-074-20-027
 SUBDIVISION The Bluffs SQ. FT. OF PROPOSED BLDG(S)/ADDITION n/a
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1120
 (1) OWNER James J. Ritter NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2297 S. Arriba Circle
 (1) TELEPHONE (970) 241-8717 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Michelle R. Ritter USE OF EXISTING BLDGS Residential
 (2) ADDRESS same as above DESCRIPTION OF WORK AND INTENDED USE: Converting
 (2) TELEPHONE same closet to 1/2 bath -

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 PR-3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions interior remodel
 Maximum Height _____ only - no change in use
 CENSUS 402 TRAFFIC 90 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Michelle Ritter Date Feb. 11, 1998
 Department Approval [Signature] Date 2-11-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No change in use
 Utility Accounting [Signature] Date 2/11/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)