

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 051810

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2154 S. Canyon View TAX SCHEDULE NO. 2947-351-14-006

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,300

FILING 3 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER James J. Ritter NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2297 S. Arriba Circle NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 241-8717 USE OF EXISTING BLDGS Residential - no Bldgs exist

(2) APPLICANT Michelle R. Ritter DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 2297 S Arriba Circle C.J. 81523 New Construction / Residential

(2) TELEPHONE (970) 241-8717

**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-2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 30' from property line (PL) Parking Req'mt 2

or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' from PL Rear 25' from PL Special Conditions ACCO approval req'd

Maximum Height \_\_\_\_\_ CENSUS 1401 TRAFFIC 64 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 April 29, 1998

Department Approval Antonia Castella Date 5-13-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11294

Utility Accounting Chad Cole Date 5/12/98

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)

ACCEPTED SLC 5-13-98  
 ANY CHANGE (RE)TURNS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

