

FEE \$	5.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 47794

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

BLDG ADDRESS 2838 Orchard TAX SCHEDULE NO. 2943-072-00-034
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 1200^{sf} 100^{sf} shed
 (1) OWNER Bob Turner NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 0 THIS CONSTRUCTION
 (1) ADDRESS 2249 Broadway #10 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 0 THIS CONSTRUCTION
 (1) TELEPHONE 242-1423
 (2) APPLICANT Jess Ritter USE OF EXISTING BLDGS —
 (2) ADDRESS 605 meander DESCRIPTION OF WORK AND INTENDED USE: —
 (2) TELEPHONE 241-6667 Demo

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 RMF-14 Maximum coverage of lot by structures —
 SETBACKS: Front — from property line (PL) Parking Req't —
 or — from center of ROW, whichever is greater Special Conditions Demo only
 Side — from PL Rear — from PL
 Maximum Height — CENSUS — TRAFFIC — 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 Jess Ritter Date 10/12/98
 Department Approval K. Valdez Date 10-12-98

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

Utility Accounting K. Duncan Date 10/2/98

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)