

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

18043-11581

Building Address 2565 B Rd
 Parcel No. 2945-031-26-002
 Subdivision Grisey-Ritter
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 3000 Sq. Ft. Proposed 1120
 Sq. Ft. of Lot / Parcel 1120 7 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6000
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name EATL Ritter
 Address 2565 B Rd
 City / State / Zip CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Garage

APPLICANT INFORMATION:

Name Dale Hill
 Address 674 Tamerton Dr
 City / State / Zip CO 81506
 Telephone 242-7022 2164818

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: 3 Rd Garage

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>RSF-2</u>		Maximum coverage of lot by structures <u>3070</u>	
SETBACKS: Front <u>25</u> from property line (PL)		Permanent Foundation Required: YES <u>1</u> NO _____	
Side <u>3</u> from PL Rear <u>5</u> from PL		Parking Requirement <u>2</u>	
Maximum Height of Structure(s) <u>35</u>		Special Conditions _____	
Voting District _____	Driveway Location Approval _____ (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).

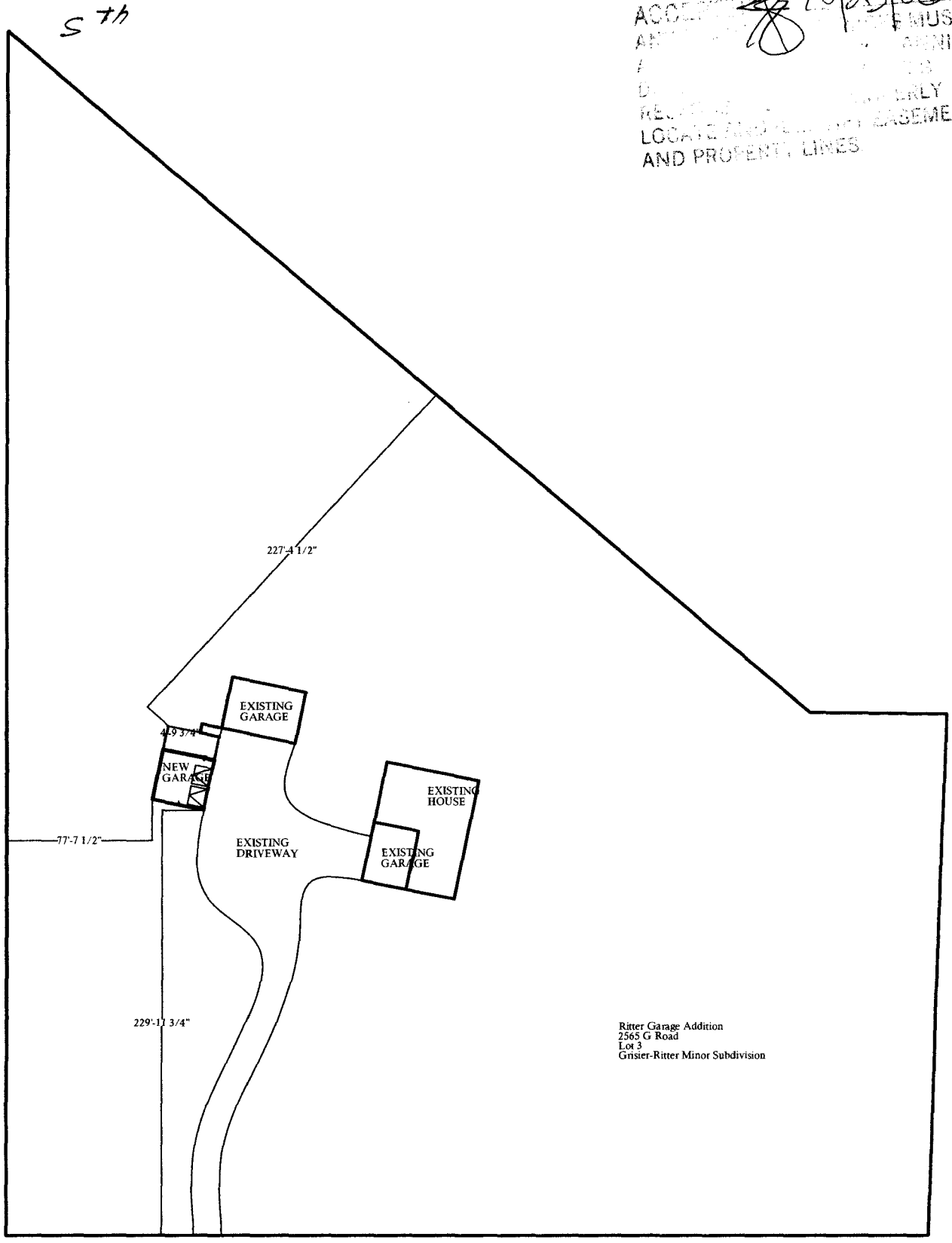
Applicant Signature Dale Hill Date 10-23-06

Department Approval [Signature] Date 10/23/06

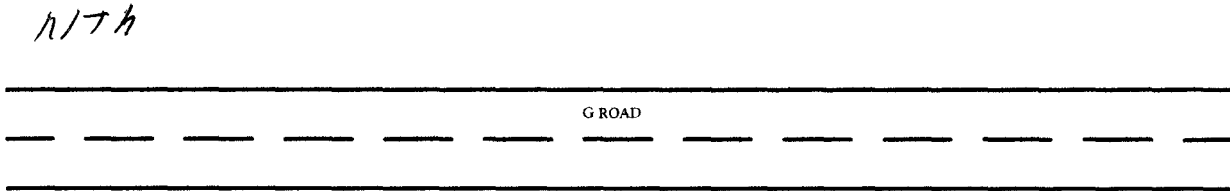
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>NO WTR / NO Sewer Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/23/06</u>		

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)

ACCEPTED 10/23/06
APPLICANT MUST BE
A...
D...
RECORD...
LOCATE AND...
AND PROPERTY LINES



Ritter Garage Addition
2565 G Road
Lot 3
Gnsler-Ritter Minor Subdivision



Sth

E

Nth

W