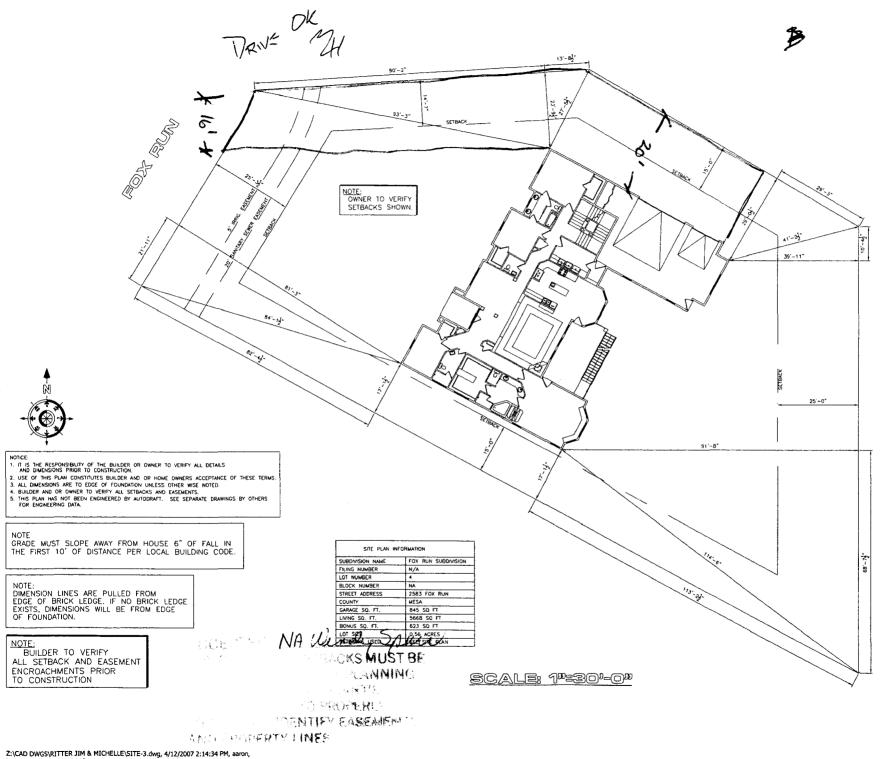
*	
FEE \$ 10.00 PLANNING CLEA	BLDG PERMIT NO.
TCP \$ /589 00 (Single Family Residential and Accessory Structures)	
SIF \$ 4/20.00 Community Development	nt Department
Building Address _ 2583 Fox Ran	No. of Existing Bldgs No. Proposed
Parcel No	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed _5733
Subdivision Fox Run At the Estates	Sq. Ft. of Lot / Parcel5/e Acres
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) <u>'/000 +/-</u> Height of Proposed Structure <u>2ろ ' - 10 ' '</u>
Name Jim & Michele Ritter	DESCRIPTION OF WORK & INTENDED USE:
Address 2154 5 CANyon View Dr.	X New Single Family Home (*check type below)
City / State / Zip <u>G.J.</u> <u>C0</u> 8/603	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name SAME as allove	X Site Built Manufactured Home (UBC)   Manufactured Home (HUD) Other (please specify):
Address	Outer (please specify)
City / State / Zip NC	DTES:
Telephone 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 <u>RSF-2</u>	Maximum coverage of lot by structures $\underline{3}$
SETBACKS: Front from property line (PL)	Permanent Foundation Required: YES_ $\chi$ NO
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement
Maximum Height of Structure(s)	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	Date	
Department Approval NA Wenchy Spure	Date	
Additional water and/or server tap fee(s) are required:	VES NO W/O No. 20233	
Utility Accounting	Date 5/8/07	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)		
(White: Planning) (Yellow: Customer) (F	Pink: Building Department) (Goldenrod: Utility Accounting)	



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