

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻

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

BLDG PERMIT NO. 77737



Your Bridge to a Better Community

BLDG ADDRESS 2650 C Springside Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2040

TAX SCHEDULE NO. 2945-014-03-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SPRINGSIDE TOWNHOMES TOTAL SQ. FT. OF EXISTING & PROPOSED 2040

FILING _____ BLK 2 LOT 10

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER G+R WEST, LLC.

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2650 E1 CORONA DR

USE OF EXISTING BUILDINGS —

(1) TELEPHONE 255-8164

DESCRIPTION OF WORK & INTENDED USE NEW HOME.

(2) APPLICANT Same

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS Same

(2) TELEPHONE Same.

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-8

Maximum coverage of lot by structures —

SETBACKS: Front 20' min from property line (PL)
 or — from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 0'/15' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 5' min.

Special Conditions Bldg envelopes attached

CENSUS 10 TRAFFIC 21 ANNEX# _____

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 Lina Cantrell

Date 11-13-2000

Department Approval Ronnie Edwards

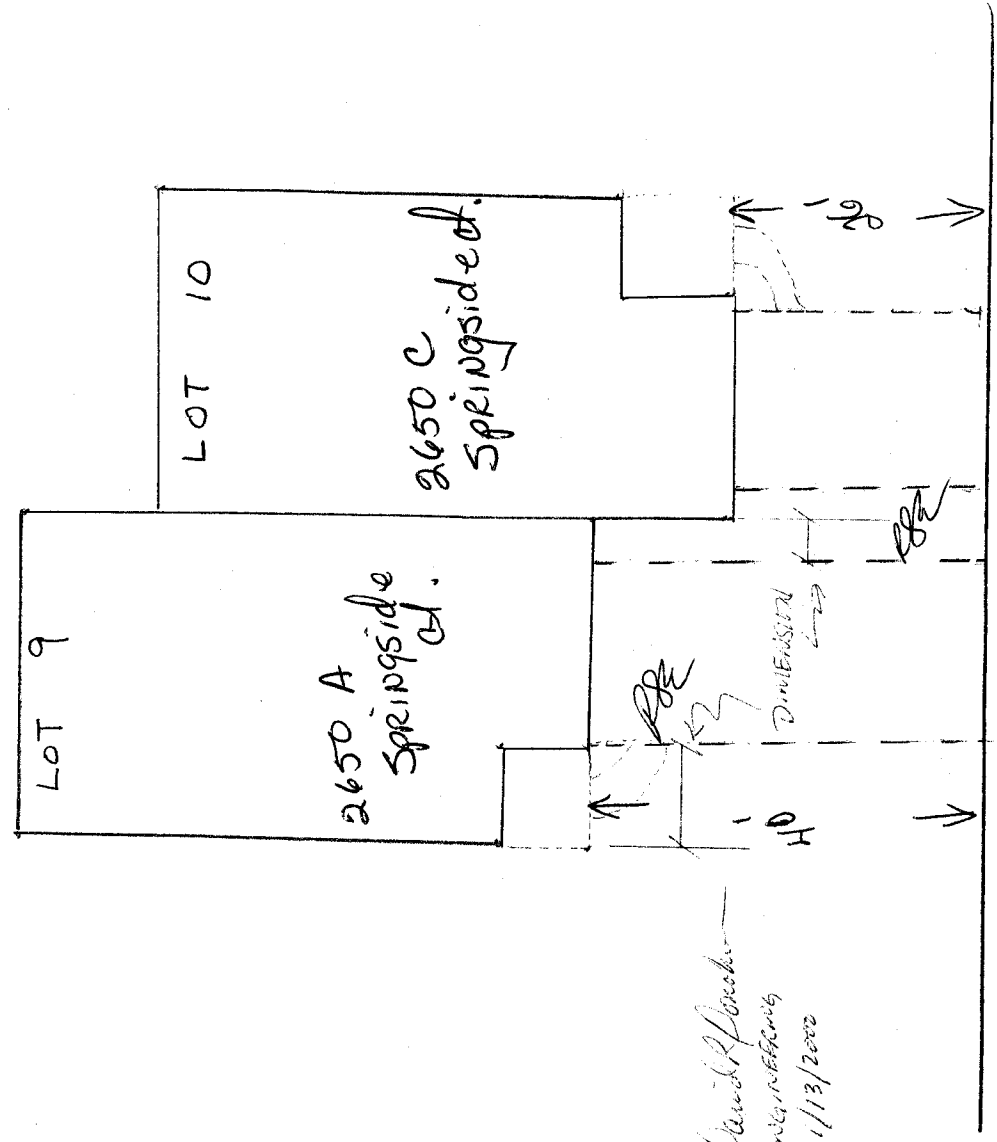
Date 11-15-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>13555</u>
Utility Accounting	<u>Wabi Overholt</u>	Date	<u>11-15-00</u>

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)

Springside Townhomes
DRIVEWAY PLACEMENT



David R. Parker
Environmental
11/13/2000

ACCEPTED *Bonnie* 11/15/00
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

SPRINGSIDE COURT