

FEE \$	10.00
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 79347



BLDG ADDRESS 2710 A Springside Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2040

TAX SCHEDULE NO. 2945-014-03-011 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Springside Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 2040

FILING _____ BLK 2 LOT 11

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

(1) OWNER G+R WEST, LLC

(1) ADDRESS 2650 EL CORONA DR.

(1) TELEPHONE 255-8164

(2) APPLICANT Same

(2) ADDRESS Same

(2) TELEPHONE Same

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE NEW HOME

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

Call when Ready

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD (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 X NO _____

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

Parking Req'mt 2

Maximum Height 5' min

Special Conditions Building Envelopes

CENSUS 10 TRAFFIC 21 ANNEX# Attached

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 4-5-01

Department Approval [Signature] Date 4/6/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13876</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/6/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

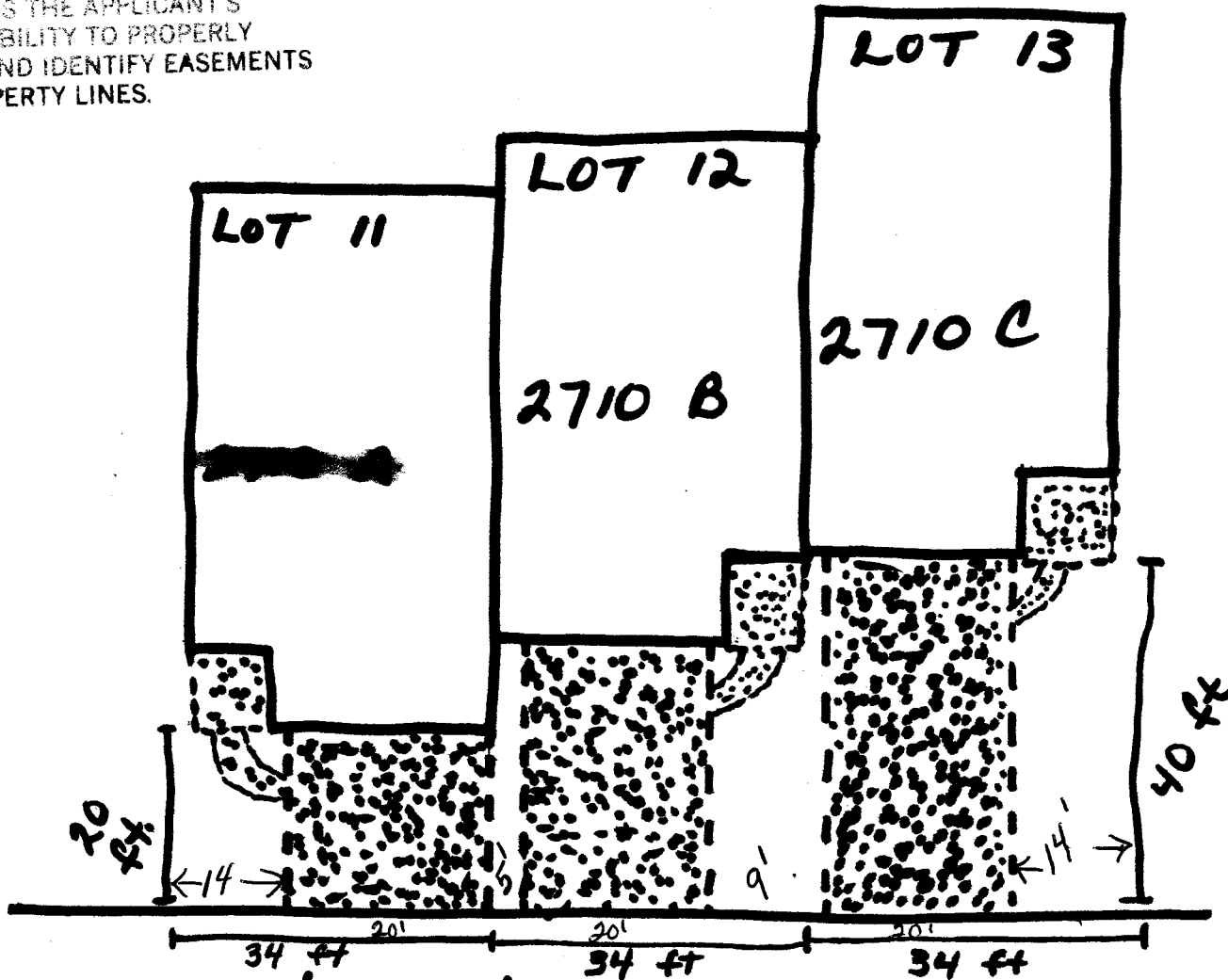
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DRIVEWAY PLACEMENT

ACCEPTED

Misti Aragon 4/6/01

ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



SPRING SIDE CT

DRIVEWAY WIDTH 40 FT

*DRIVE OK
MRL
4/6/01*

average width is 20' wide for driveway

G & R WEST
2650 EL CORONA DR.
GRAND JUNCTION, CO 81501
255-8164