

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

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

BLDG PERMIT NO. 79346



Your Bridge to a Better Community

BLDG ADDRESS 2710C Springside Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2040
TAX SCHEDULE NO. 2945-014-03-013 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Springside Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 2040
FILING - BLK 2 LOT 13
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 255-8164
(1) TELEPHONE 2650 EL CORONA DR. USE OF EXISTING BUILDINGS -
(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE NEW HOME
(2) ADDRESS Same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
(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 PD(8) Maximum coverage of lot by structures -
SETBACKS: Front 20 min from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater
Side 0/15' from PL, Rear 20' from PL Parking Req'mt 2
Special Conditions Bldg envelopes
Maximum Height _____ CENSUS 10 TRAFFIC 21 ANN# _____

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 Ling Cantrell Date 4-5-01
Department Approval Mishi Wagon Date 4/4/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13877</u>
Utility Accounting	<u>W Hall</u>	Date	<u>4/6/01</u>

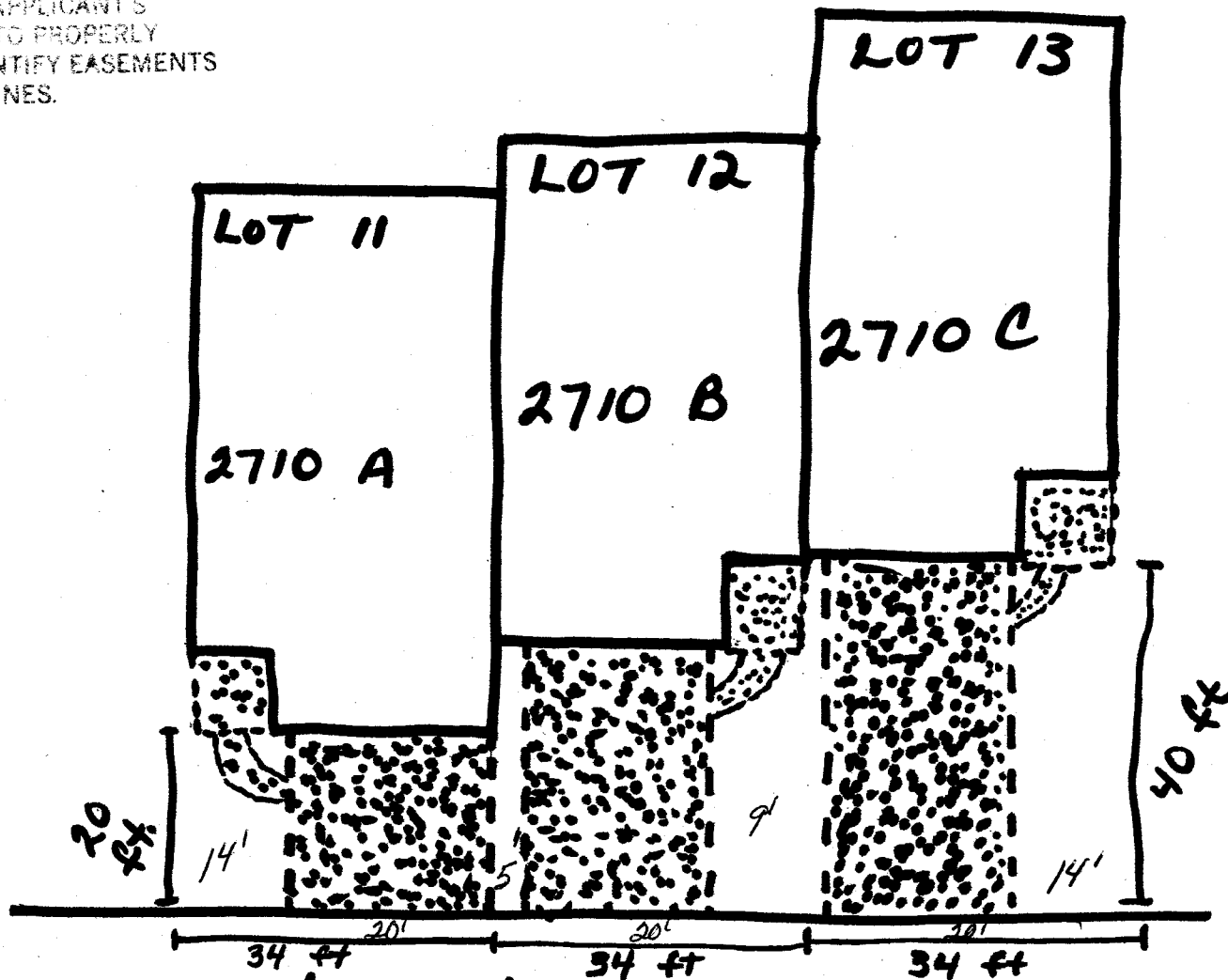
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

DRIVEWAY PLACEMENT

Alisa Crager 4/6/01

ACCEPTED
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.



*DRIVE OR
DALL
4/6/01*

*Dimension Drive
width & offsets*

SPRINGSIDE CT

average driveway width is 20'

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