

| | |
|--------|------------------|
| FEE \$ | 10 ⁻ |
| TC? \$ | 0 |
| SIF \$ | 292 ⁻ |

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

BLDG PERMIT NO. 79348



Your Bridge to a Better Community

BLDG ADDRESS 2710 B Springside SQ. FT. OF PROPOSED BLDGS/ADDITION 2718
 TAX SCHEDULE NO. 2945-014-03-012 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Springside Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 2718
 FILING - BLK 2 LOT 12 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 E CORONA DR.
 (1) TELEPHONE 255-8164 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 per envelope Parking Req'mt 2
 Maximum Height _____ Special Conditions Bldg Envelopes
 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 Cottrell Date 4-5-01
 Department Approval Misha Magan Date 4/6/01

| | | | |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>13875</u> |
| Utility Accounting | <u>Utah</u> | Date | <u>4/6/01</u> |

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

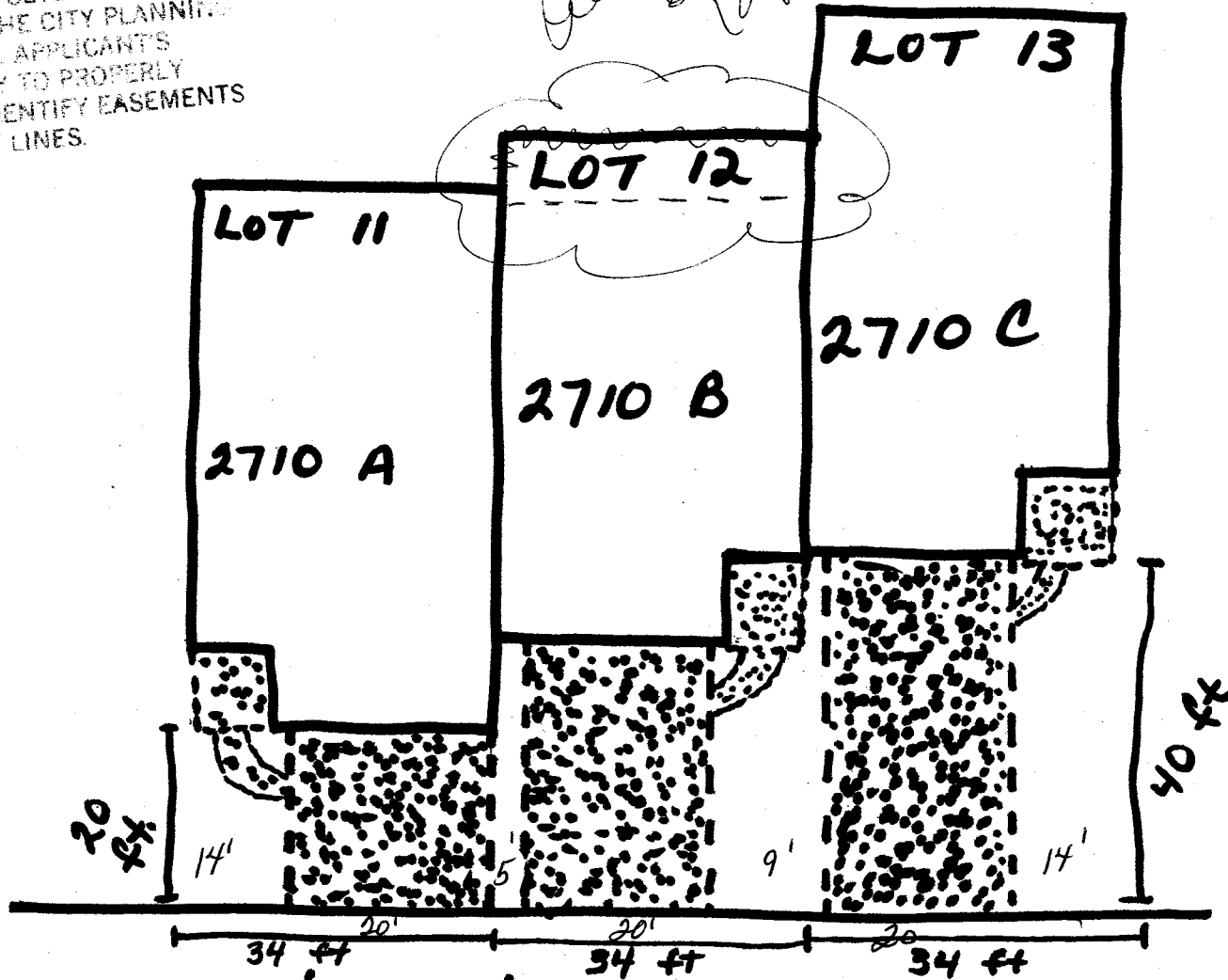
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DRIVEWAY PLACEMENT

ACCEPTED
 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.

Alisa Aragon 4/16/01

*Revised Bldg
 Layout - ok 4/11/01*



*DRIVE OR
 DRILL
 4/6/01*

SPRINGSIDE CT

*DIMENSION
 WIDTHS & OFFSETS*

average driveway width is 20' -

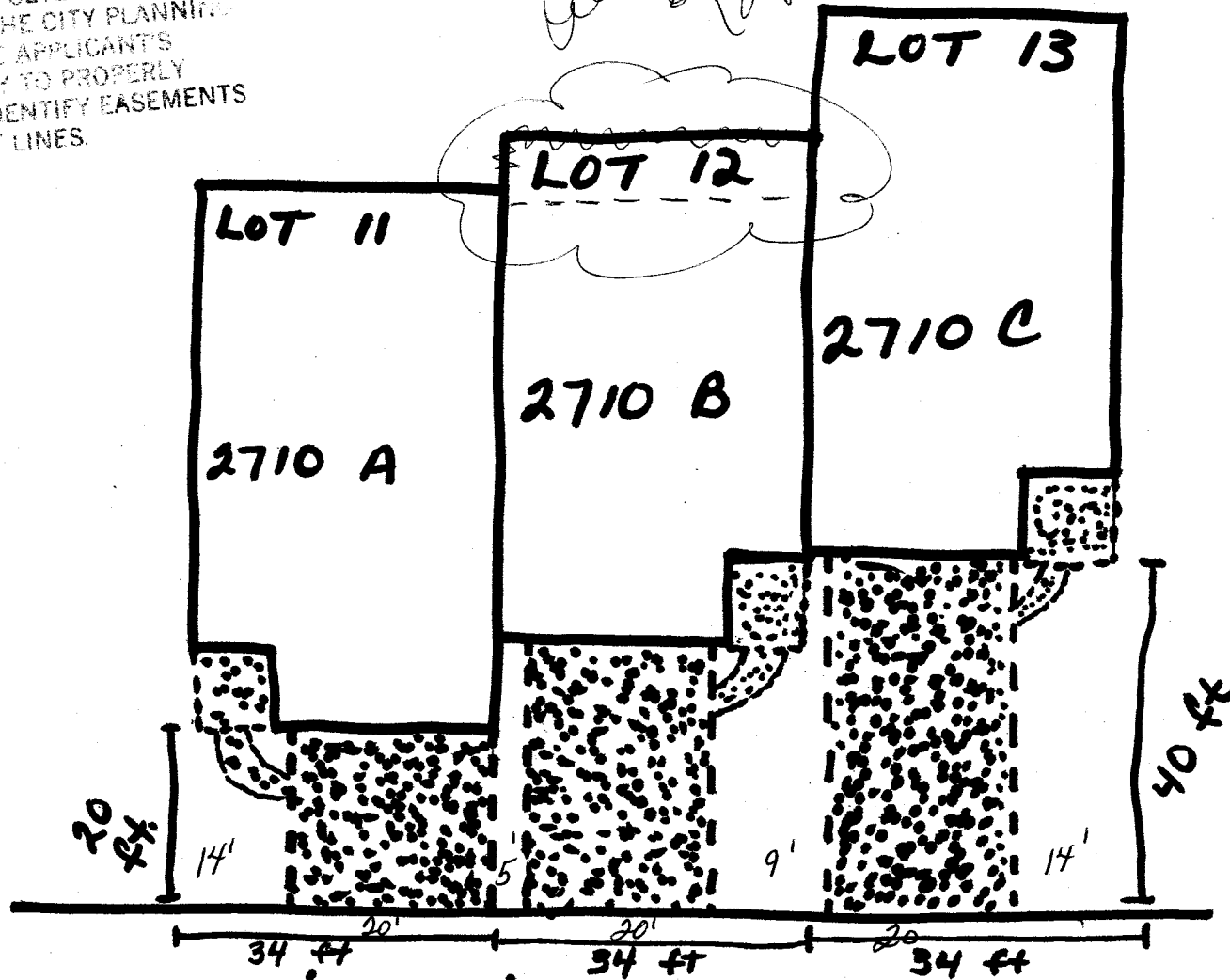
G & R WEST
 2650 EL CORONA DR.
 GRAND JUNCTION, CO 81501
 255-8164

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