

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 82909



Your Bridge to a Better Community

BLDG ADDRESS 6032 AVENUE CT B SQ. FT. OF PROPOSED BLDGS/ADDITION 1391
 TAX SCHEDULE NO. 2945-014-02-00 7 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 1 LOT 7 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 EL CORONA DR USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 255-8164 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT ROB CANTRELL TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE SAME _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 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).

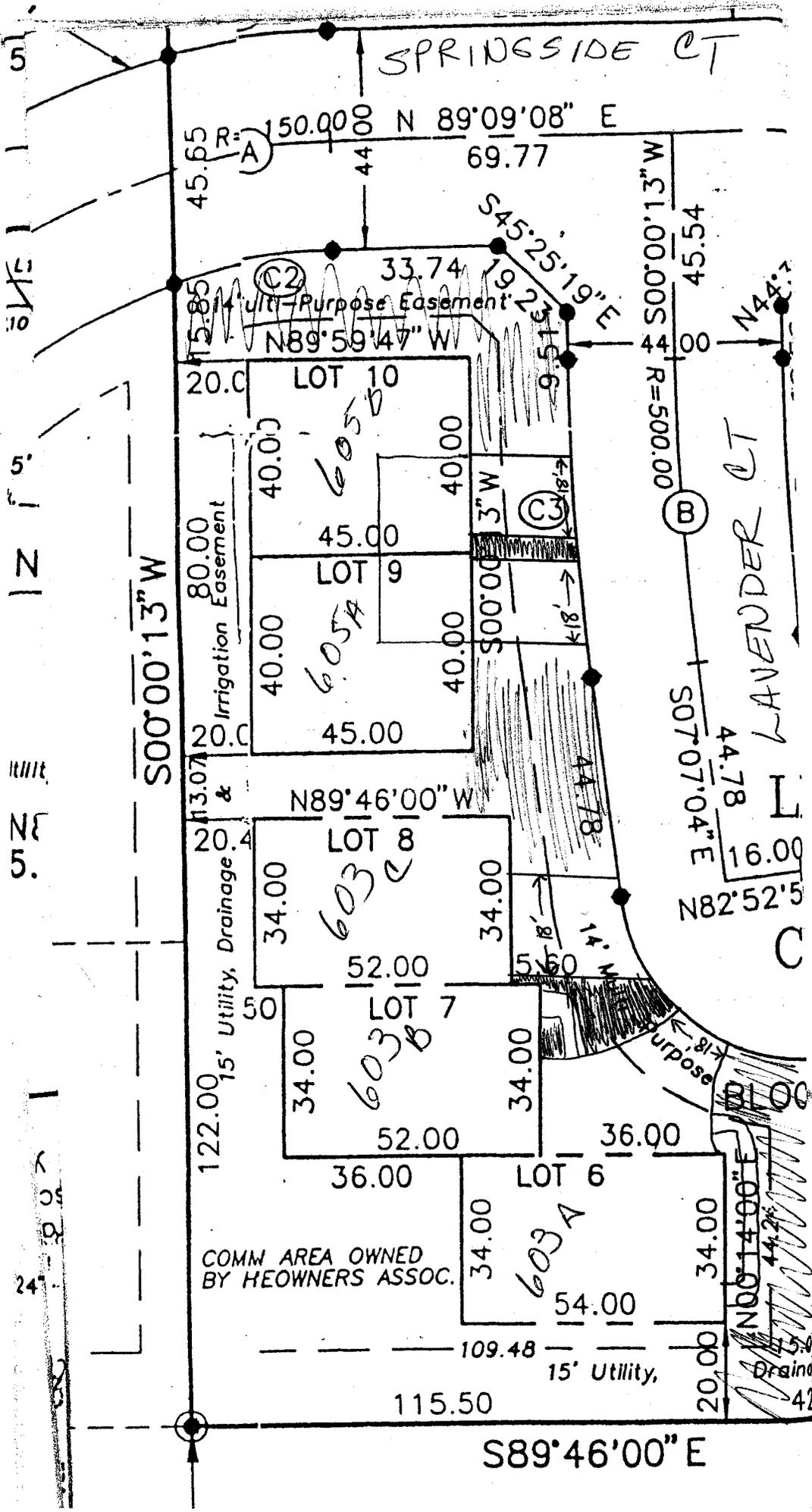
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Robert S. Cantrell Date 01-14-02
 Department Approval Rob Cantrell Date 1/15/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14508</u>
Utility Accounting <u>C. Bensley</u>	Date <u>1/15/02</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)



11/15/02
 ACCEPTED *Jaye Diben*
 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.

DRIVEWAY PLACEMENT

DRIVES OK
 DR
 1/15/02