

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85320

ac



Your Bridge to a Better Community

BLDG ADDRESS 604 A LAVENDER Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2945-014-02-005 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION SPRINGSIDE Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

FILING 1 BLK 1 LOT 5

(1) OWNER G+R WEST, LLC

(1) ADDRESS 2650 EL CORONA DR.

(1) TELEPHONE 255-8164

(2) APPLICANT Robert CANTRELL

(2) ADDRESS Same

(2) TELEPHONE —

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

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

USE OF EXISTING BUILDINGS —

DESCRIPTION OF WORK & INTENDED USE TOWN HOME

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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

SETBACKS: Front Per Bldg from property line (PL)
 or Per Bldg from center of ROW, whichever is greater

Side Per Bldg from PL, Rear Per Bldg from PL

Maximum Height Per Bldg

Maximum coverage of lot by structures —

Permanent Foundation Required: YES NO —

Parking Req'mt —

Special Conditions —

CENSUS — TRAFFIC — 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 Robert Cantrell Date 5-23-02

Department Approval H. Pat Bushman MGR Date 5-29-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14974</u>
Utility Accounting	<u>M. Bensley</u>	Date	<u>5/29/02</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)

