

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

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

BLDG PERMIT NO. 84803



Your Bridge to a Better Community

BLDG ADDRESS 606 B LAVENDER CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2945-014-02-001 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION SPRINGSIDE TOWN HOMES TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

FILING 1 BLK 1 LOT 1

(1) OWNER G4R WEST LLC

(1) ADDRESS 2650 EL CORONA DR

(1) TELEPHONE (970) 255-8164

(2) APPLICANT ROB CANTRELL

(2) ADDRESS SAME

(2) TELEPHONE —

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

NO. OF BUILDINGS ON PARCEL
 Before: 0 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 Maximum coverage of lot by structures PAIR

SETBACKS: Front 10' bldg from property line (PL) Permanent Foundation Required: YES — NO —
 or — from center of ROW, whichever is greater

Side Per from PL, Rear 10' from PL Parking Req'mt TB

Maximum Height envelope Special Conditions —

CENSUS — TRAFFIC — 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 Cantrell Date 5-23-02

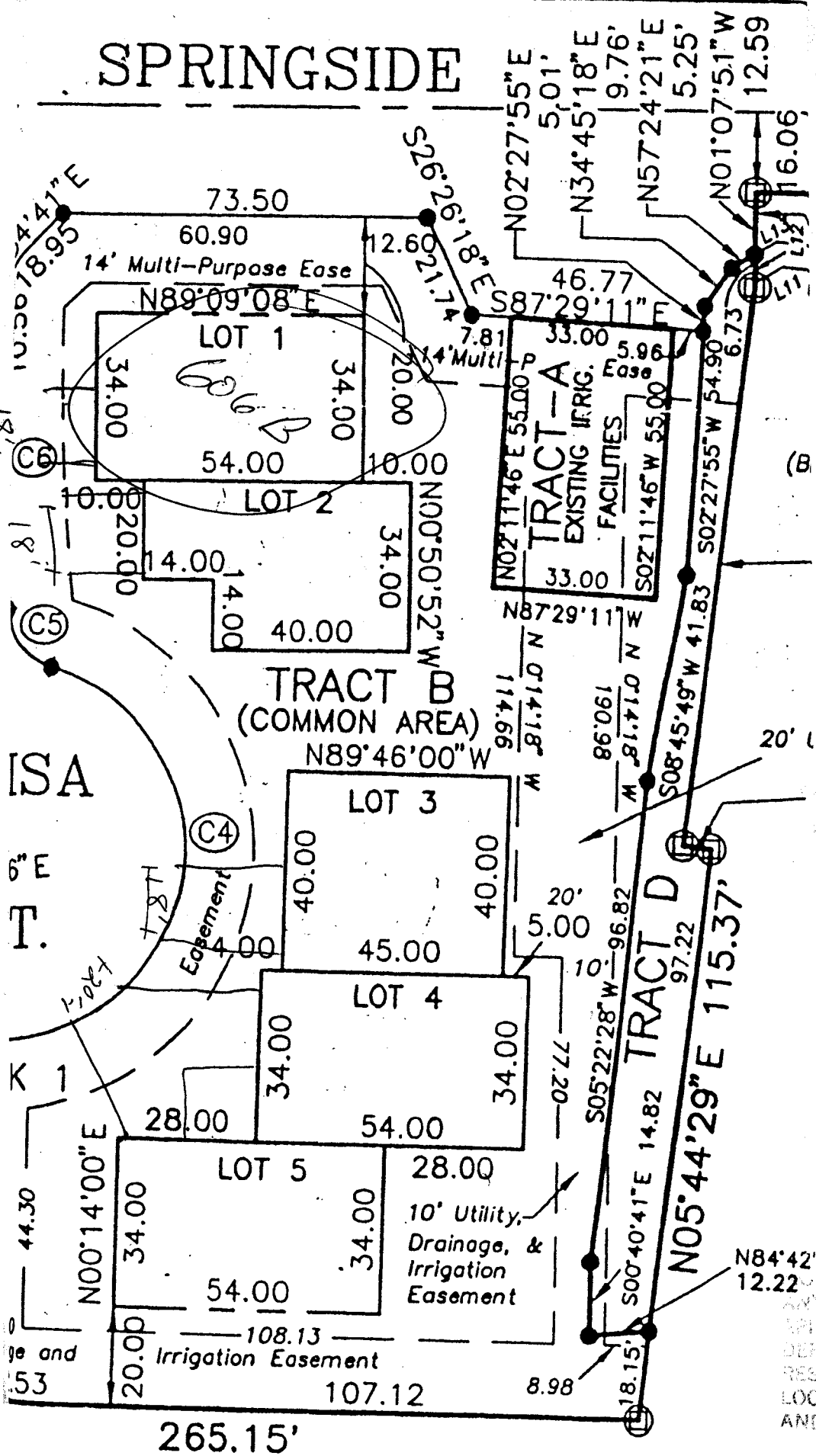
Department Approval He Pat Bushman Date 5-29-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14973</u>
Utility Accounting <u>U. 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)

SPRINGSIDE



DRIVE OK
 OK
 5/24/02

5-29-02
 Pat Bushman
 ANY CONTRACT FOR TRACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES