

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

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

BLDG PERMIT NO. 85321



BLDG ADDRESS 604 B LAVENDER CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2945-014-02-004 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Springside Town homes TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction

(1) OWNER G+R WEST NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction

(1) ADDRESS 2650 EL CORONA DR USE OF EXISTING BUILDINGS —

(1) TELEPHONE 255-8164 DESCRIPTION OF WORK & INTENDED USE Town Home

(2) APPLICANT Robert Cantrell TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) —

(2) ADDRESS Same (2) TELEPHONE —

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 RD Maximum coverage of lot by structures —

SETBACKS: Front per Bldg from property line (PL) Permanent Foundation Required: YES — NO —
 or per Bldg from center of ROW whichever is greater

Side per Bldg from PL Rear per Bldg from PL Parking Req'mt TB

Maximum Height — 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 MGR Date 5-23-02

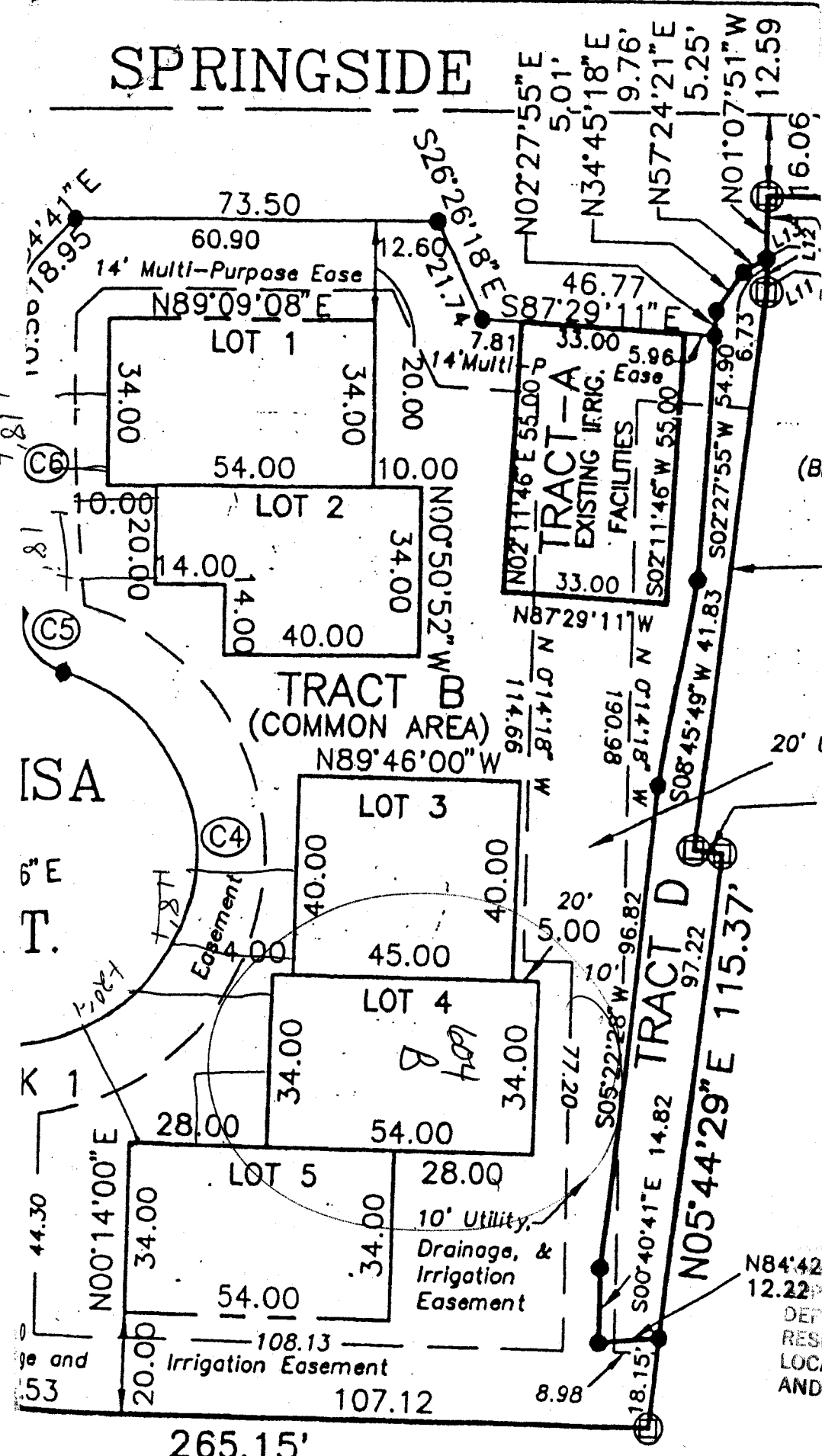
Department Approval Fl. Pat. Bushman Date 5-29-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14970</u>
Utility Accounting	<u>Li 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 of
DM
 5/24/02
Pat Bushman 5-29-02
 N84°42' CHANG... TRACKS MUST
 12.22 PROVIDE... CITY PLANNING
 DEPT... APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.