

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

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

BLDG PERMIT NO. 85322

*ac*



Your Bridge to a Better Community

BLDG ADDRESS 604 C LAVENDER CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1800

TAX SCHEDULE NO. 2945-014-02-003 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION SPRINGSIDE TOWNHOMES TOTAL SQ. FT. OF EXISTING & PROPOSED 1800

FILING 1 BLK 1 LOT 3 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 CORODA DR. USE OF EXISTING BUILDINGS —

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

(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 PD Maximum coverage of lot by structures —

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

Side — from PL, Rear envelope from PL Parking Req'mt —

Maximum Height — 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

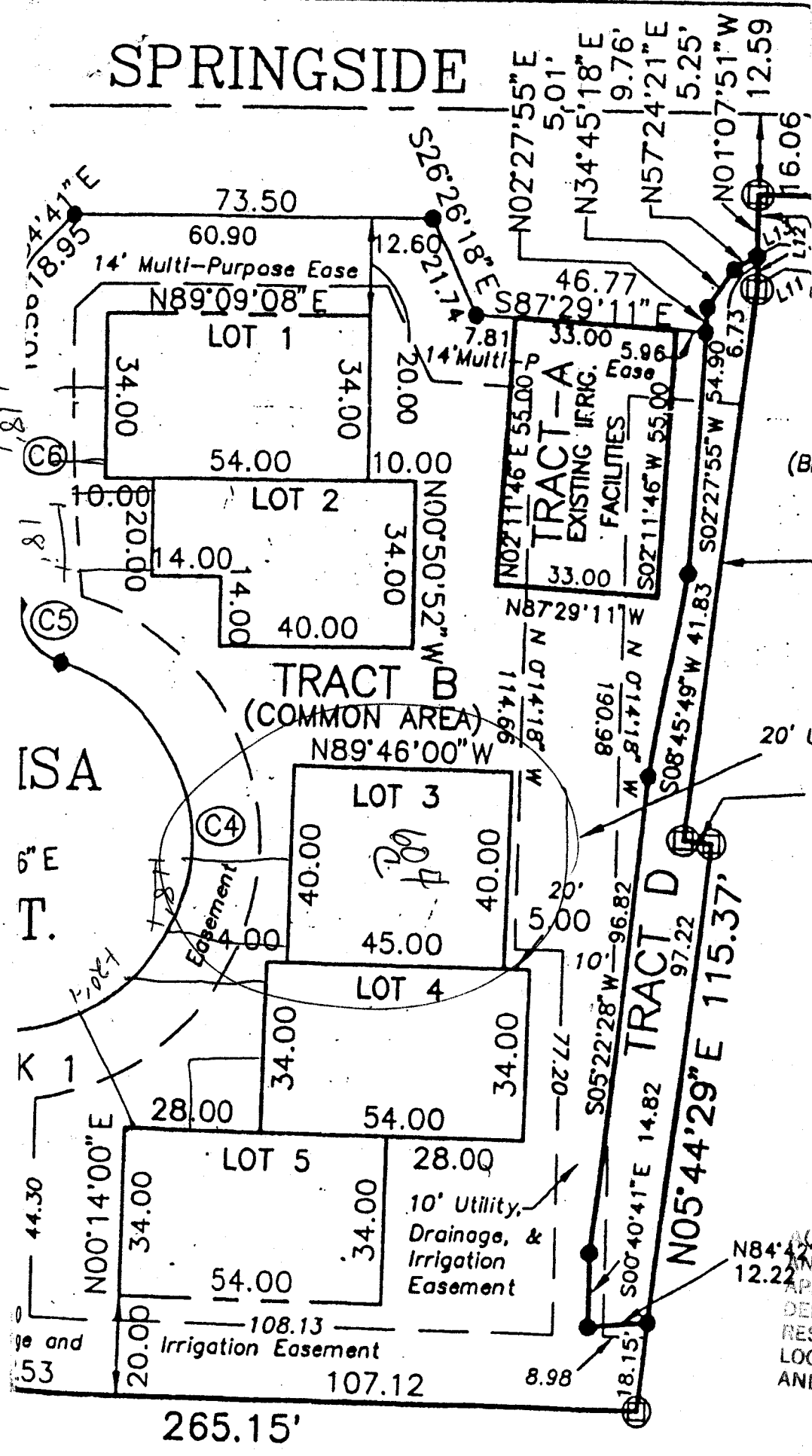
Department Approval Pat Bushman m6R Date 5-29-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14972</u>
Utility Accounting <u>U Benseley</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  
DML  
5/24/02

ACCEPTED Pat Bushman 5-29-02  
ANY CHANGE OF TRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.