

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

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

BLDG PERMIT NO. 84804



Your Bridge to a Better Community

BLDG ADDRESS 606 A LAVENDER CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1800

TAX SCHEDULE NO. 2945-014-02-002 SQ. FT. OF EXISTING BLDGS

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

FILING 1 BLK 1 LOT 2

(1) OWNER G+R WEST LLC NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS 2650 EL CORONA JR NO. OF BUILDINGS ON PARCEL:
 Before: 0 After: 1 this Construction

(1) TELEPHONE (970) 255-8164 USE OF EXISTING BUILDINGS

(2) APPLICANT ROB CANTRELL DESCRIPTION OF WORK & INTENDED USE TOWN HOME

(2) ADDRESS SAME TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify)

(2) TELEPHONE SAME

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 15' from property line (PL) Permanent Foundation Required: YES NO
 or from center of ROW, whichever is greater

Side from PL, Rear from PL Parking Req'mt

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 Rob Cantrell Date 5-23-02

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

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>14972</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)

