

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 71761

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

EK

BLDG ADDRESS 2610 P. Springside Ct TAX SCHEDULE NO. 12945-01A-42-0021
 SUBDIVISION SPRINGSIDE TOWNHOMES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400 sq'
 FILING BLK _____ LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER ALCO BUILDING NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 579 25 1/2 RD. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-1423 USE OF EXISTING BLDGS -
 (2) APPLICANT ALCO BUILDING DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 579 25 1/2 RD. _____
 (2) TELEPHONE 242-1423 TOWNHOMES

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 PR-8 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side see plan from PL Rear _____ from PL Special Conditions building envelopes - see attached
 Maximum Height _____ CENSUS 10 TRAFFIC 21 ANNX# _____

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).

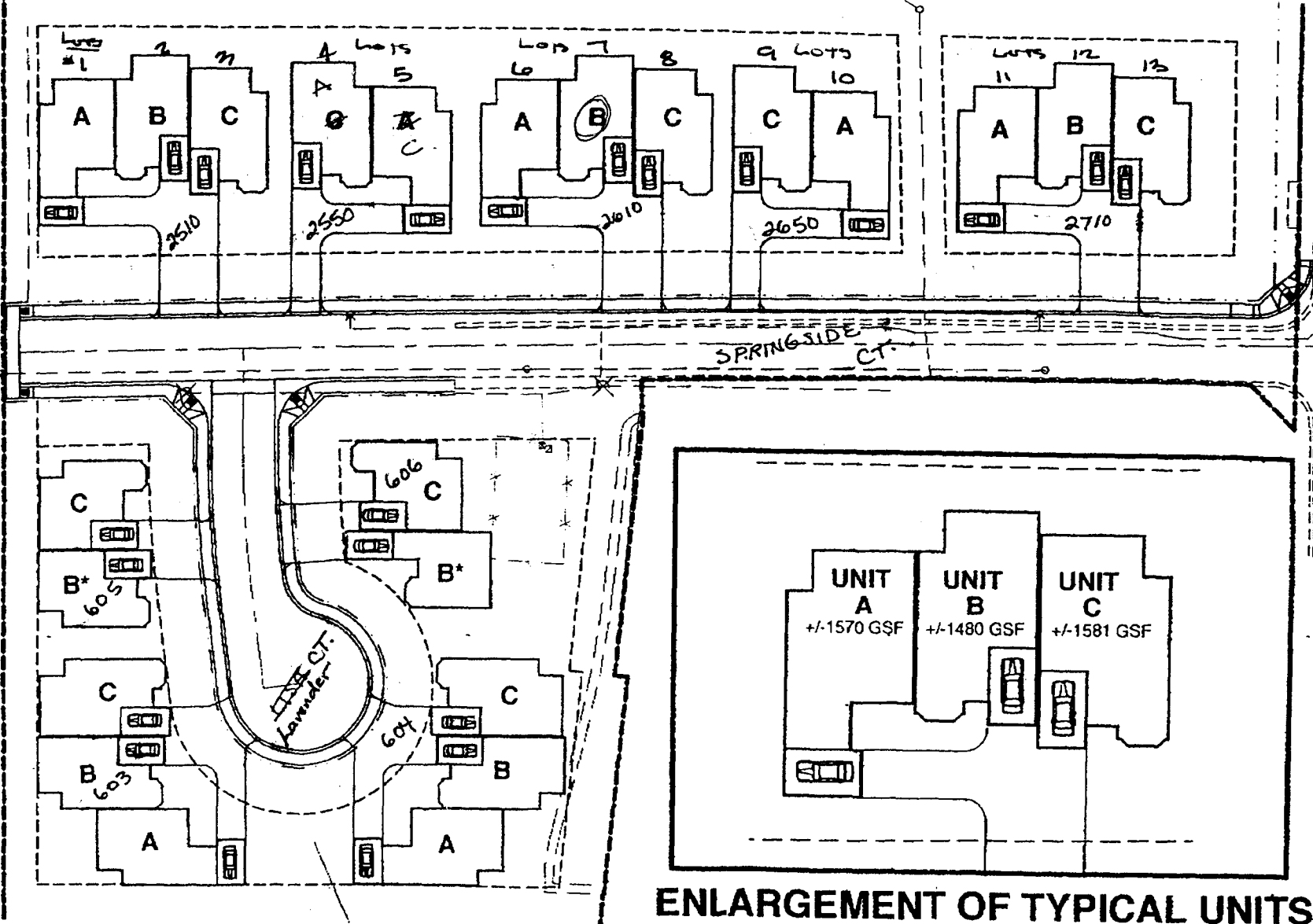
Applicant Signature [Signature] Date 7-12-99
 Department Approval Ronnie Edwards Date 7-12-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12557
 Utility Accounting Kaunon Date 9/7/99

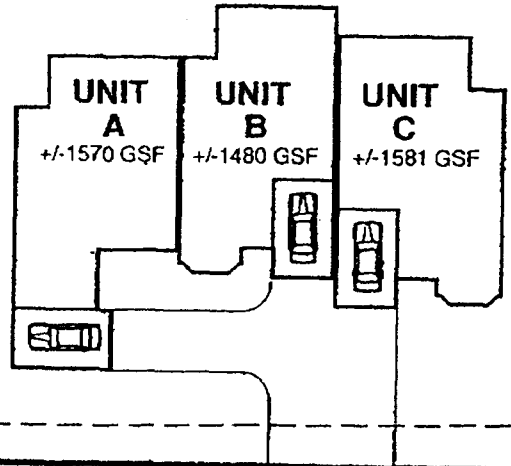
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DRAFT



ENLARGEMENT OF TYPICAL UNITS



8/31/99
DRIVE O.K.
Krahn

2610 #B

Ronnie 7/12/99
 ALL INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
 DATE 08-11-99 BY 60322
 EXECUTIVE SECRETARIAT
 LOCATE AND IDENTIFY DOCUMENTS
 AND PROPERTY LINES.

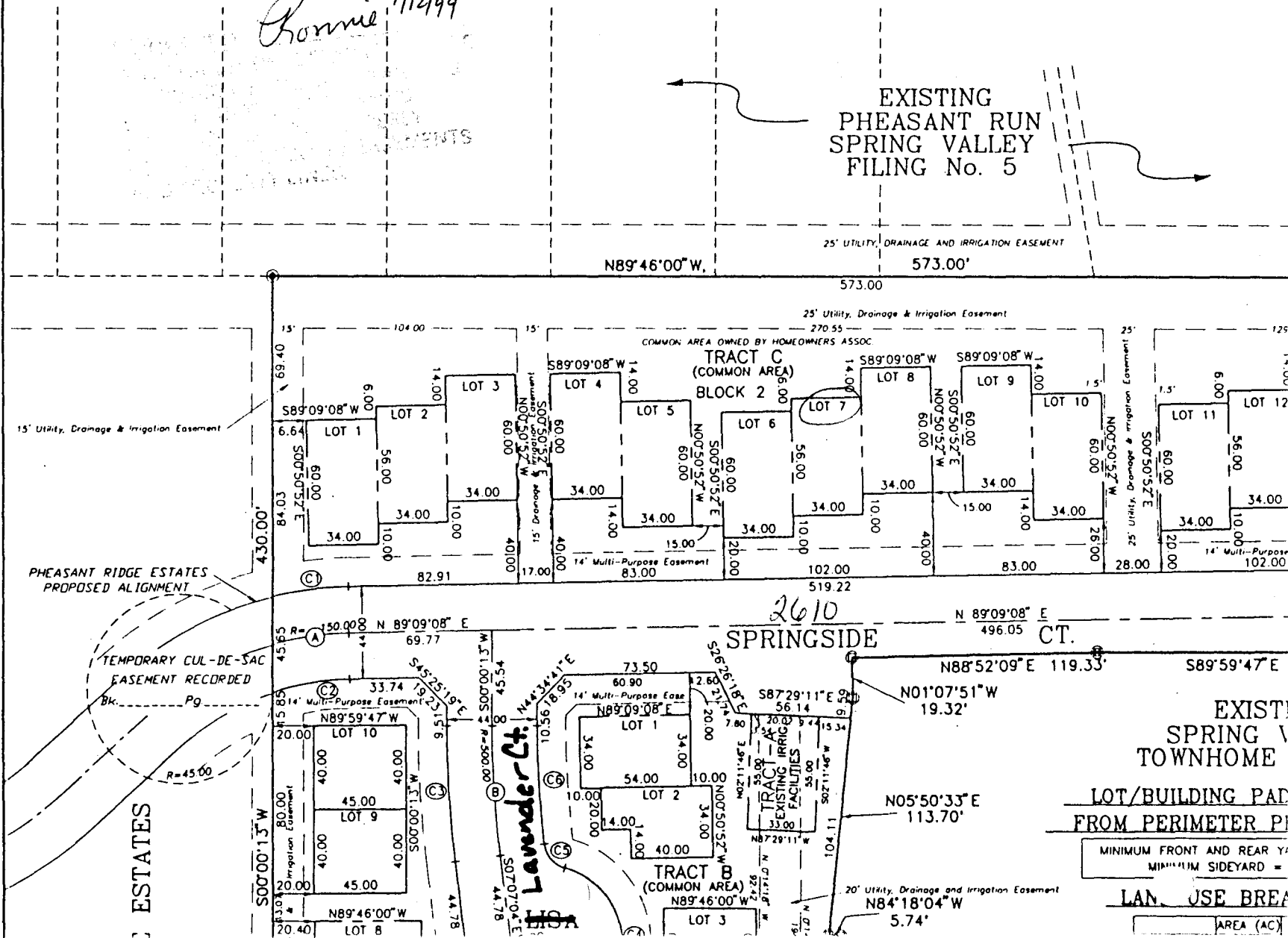
06/11/98 08:50 HILL & HOLMES + 9702426918
 NO. 423 P81

SPRINGSIDE TOWNHOMES

Part of LOT 1 of Pheasant Run Condos, City of Grand Junction, Mesa

Ronnie 7/12/99

EXISTING
PHEASANT RUN
SPRING VALLEY
FILING No. 5



EXISTING
SPRING VALLEY
TOWNHOME

LOT/BUILDING PAD
FROM PERIMETER PI

MINIMUM FRONT AND REAR YARD =
MINIMUM SIDERYARD =

LAN. USE BREAK

AREA (AC)