

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



BLDG PERMIT NO. 71762

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

EX

BLDG ADDRESS 2610-C TAX SCHEDULE NO. 7945-41A-A2-021  
 SUBDIVISION SPRINGSIDE CT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400  
 FILING BLK \_\_\_\_\_ LOT 8 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER ALCO BUILDING NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 579 75 1/2 RD. NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT ALCO BUILDING USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 579 75 1/2 RD. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions building envelopes - See attached  
 CENSUS 10 TRAFFIC 21 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).

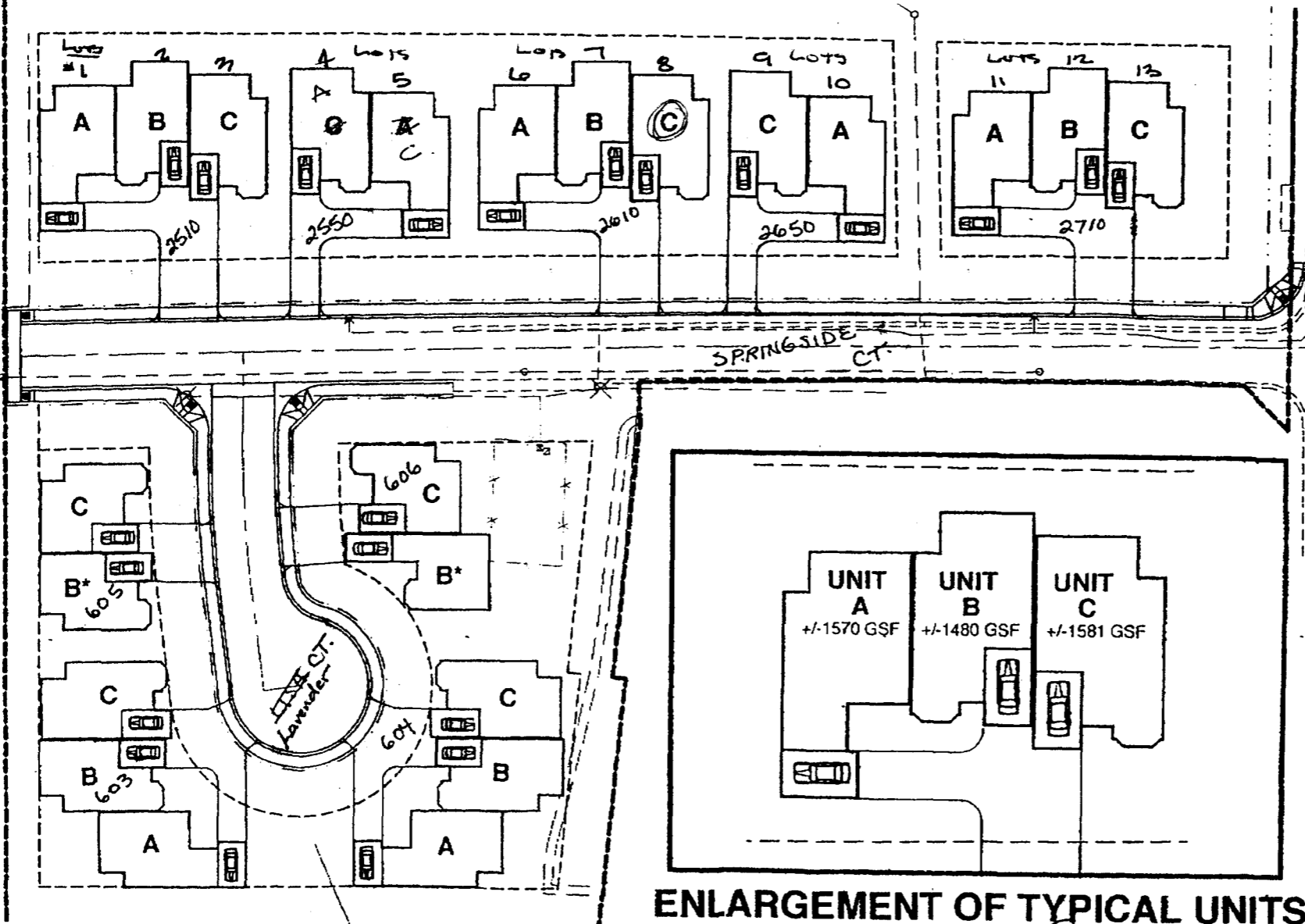
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [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. 12556  
 Utility Accounting [Signature] 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



06/11/98 08:50 HILL & HOLMES + 9702426918 NO. 423 001

8/31/99  
DRIVE O.K.  
Kw/m

2610-#C

Springside Ct.

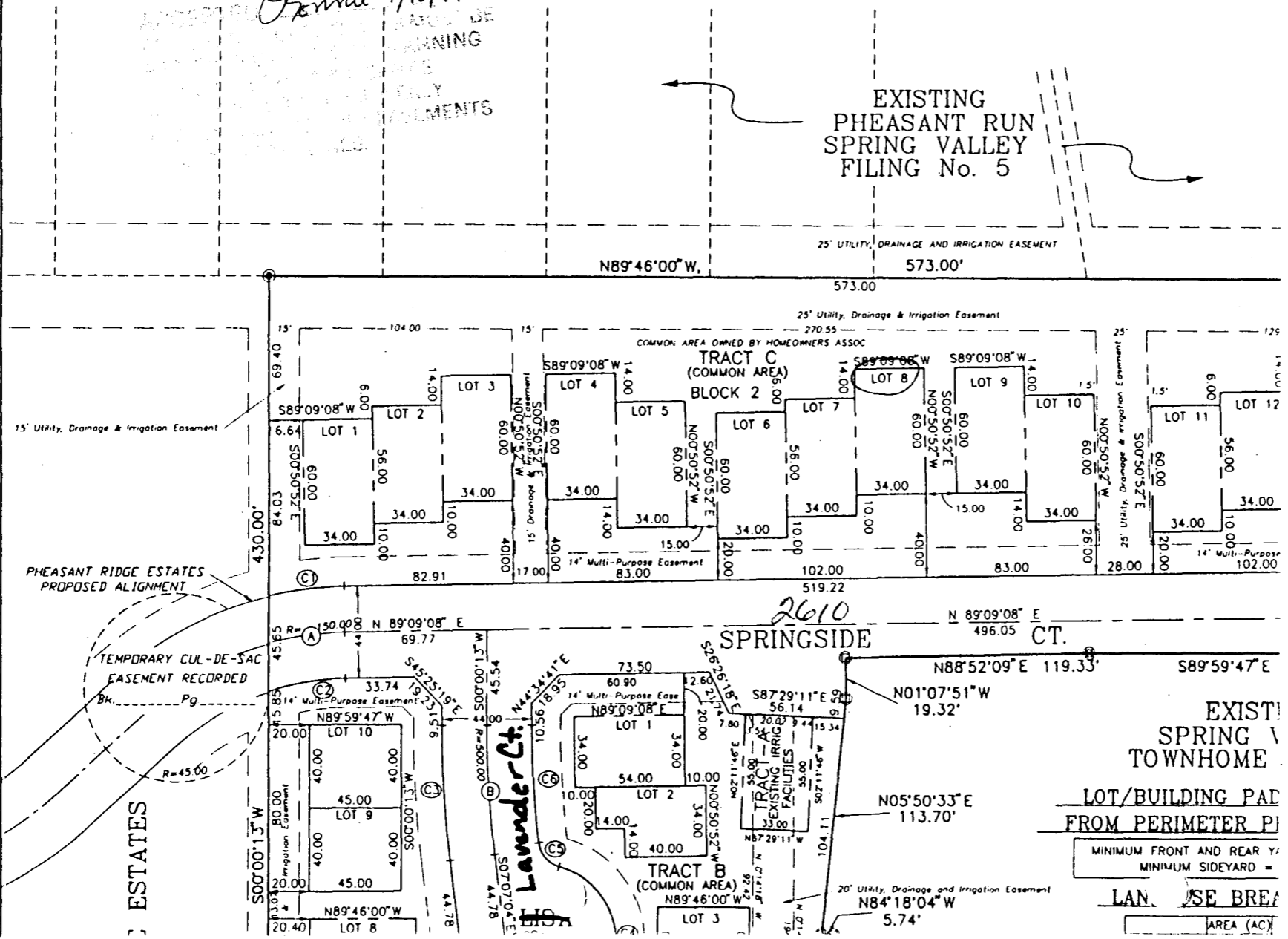
Revised 7/13/99

PLACEMENTS  
AND PROPERTY LINES.

# SPRINGSIDE TOWNHOMES

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

*Amend 7/12/99*



EXISTING  
PHEASANT RUN  
SPRING VALLEY  
FILING No. 5

N89°46'00"W. 573.00'

25' UTILITY, DRAINAGE AND IRRIGATION EASEMENT

COMMON AREA OWNED BY HOMEOWNERS ASSOC  
TRACT C  
(COMMON AREA)  
BLOCK 2

15' Utility, Drainage & Irrigation Easement

PHEASANT RIDGE ESTATES  
PROPOSED ALIGNMENT

TEMPORARY CUL-DE-SAC  
EASEMENT RECORDED

ESTATES

2610  
SPRINGSIDE

N 89°09'08" E  
496.05'

EXISTING  
SPRING VALLEY  
TOWNHOME

LOT/BUILDING PAD  
FROM PERIMETER PI

MINIMUM FRONT AND REAR Y...  
MINIMUM SIDEYARD =

LAN. SE BREA

AREA (AC)

TRACT B  
(COMMON AREA)

20' UTILITY, DRAINAGE AND IRRIGATION EASEMENT  
N84°18'04"W  
5.74'