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|--------|-----|
| FEE \$ | 10 |
| TCP \$ | 8 |
| SIF \$ | 292 |

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

BLDG PERMIT NO. 77734



Your Bridge to a Better Community

BLDG ADDRESS 2650 A Springside Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2040
 TAX SCHEDULE NO. 2945-014-03-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Springside Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED 2040
 FILING - BLK 2 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 21 this Construction
 (1) OWNER G+R WEST, LLC. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2650 EL CORONA DR USE OF EXISTING BUILDINGS -
 (1) TELEPHONE 255-8164 DESCRIPTION OF WORK & INTENDED USE NEW HOME
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built Manufactured Home (UBC)
 (2) TELEPHONE Same Manufactured Home (HUD)
 Other (please specify) _____

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 20' min. from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 0'/15' from PL, Rear (20') per envelope Parking Req'mt 2
5' minimum Special Conditions Bldg envelopes attached
 Maximum Height _____ 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 Lina Cantrell Date 11-13-2000
 Department Approval Ronnie Edwards Date 11-15-00

| | | | |
|--------------------------------------------------------|-----------------------------------------|-----------------------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>3554</u> |
| Utility Accounting | <u>Wabi Overholt</u> | Date | <u>11-15-00</u> |

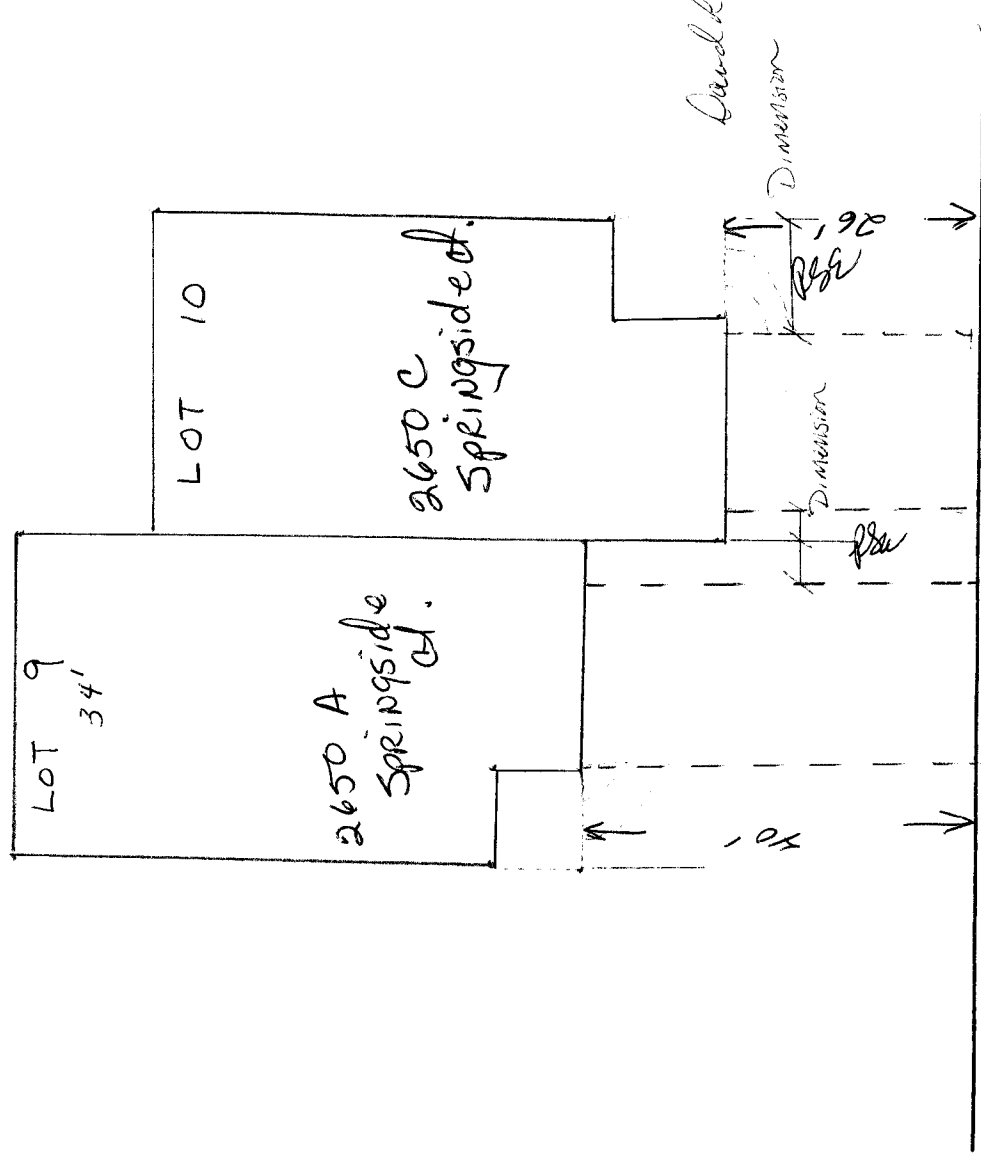
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Springside Townhomes
DRIVEWAY PLACEMENT

ACCEPTED: *Ronnie 11/15/00*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

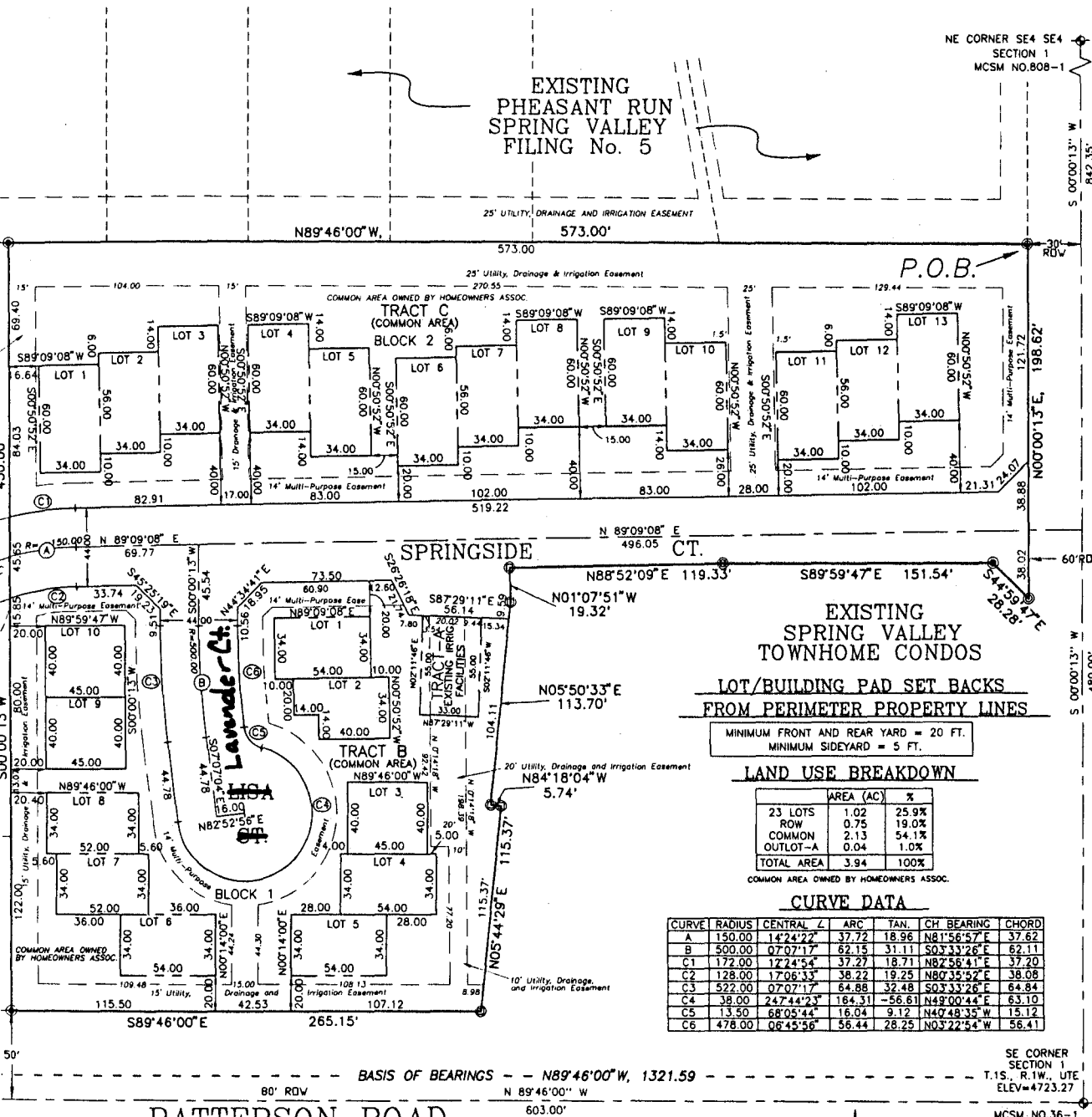
*David D. Donohue
Environmental Services
11/13/2000*



SPRINGSIDE COURT

SPRINGSIDE TOWNHOMES

LOT 1 of Pheasant Run Condos, City of Grand Junction, Mesa County, Colo.



KNOW ALL MEN BY THESE PRESENTS That SPRINGSIDE TOWNHOMES, a Southeast Quarter (SE 1/4) Southeast Quarter (SE 1/4) Section 1, T.1S., R.1W., UTE Meridian, said property being in Mesa County, Colorado, was subdivided by instrument records of Mesa County Clerk as follows:

Commencing at the Southeast corner of Section 1 bears N 89°46'00" W, N 0°00'13" E, 480.00 feet along 30.00 feet to the Northeast corner N 89°46'00" W, 573.00 feet along 430.00 feet to a point on the line of said North right-of-way line of Following the boundary of said lot 115.37 feet; Thence N 84°18'0" W, 19.32 feet; Thence N 88°52' 28.28 feet to the True Point of Beginning of said parcel, as described.

The said owner has caused this subdivision of a part of the City of Grand Junction to be recorded.

That said owner does hereby declare that this subdivision is subject to the following:

- All Streets & Rights-of-Way
- Tract A to owners (Homeowners Assoc.)
- Tract B & C (Common Area) to owners
- All Multi-Purpose Easements for the installation, operation, maintenance, and repair of irrigation systems, and all trees and grade structures
- All Utility Easements to the installation, operation, maintenance, and repair of electric lines, cable TV lines, telephone lines, and other utility lines
- All Irrigation Easements to the installation, operation, maintenance, and repair of irrigation systems

All easements include the right of use, enjoyment, and maintenance by the beneficiaries, their successors, and assigns. All easements shall not be construed to burden or overburden the land in any way.

IN WITNESS WHEREOF, said owner has hereunto set his hand and seal the 21st day of July, 1997.

M. Walters A.D., 1997

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged to me by Ray S. Rickard, Manager, Spr

My commission expires Sept 30, 1998

Witness by hand and official seal

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was duly recorded in Plat 10 of the Public Records of Mesa County, Colorado, on the 21st day of July, 1997.

City Manager

This plat of SPRINGSIDE TOWNHOMES is a subdivision of the Southeast Quarter (SE 1/4) Section 1, T.1S., R.1W., UTE Meridian, said property being in Mesa County, Colorado, as shown by the plat of the same property recorded in the records of Mesa County Clerk as follows:

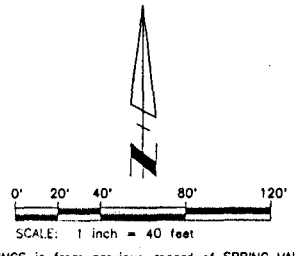
1997 and is duly recorded in Plat 10 of the Public Records of Mesa County, Colorado.

City Manager

SURVEYOR'S CERTIFICATE

I, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the plat of this subdivision of SPRINGSIDE TOWNHOMES, a subdivision of the County of Mesa, was prepared under my direct supervision, responsibility and checking and conforms to all applicable requirements of the Code of the City of Grand Junction and all applicable state laws and regulations, and that the plat is a true and correct copy of my knowledge and belief.

M. Walters
11980
Date of Certification: July 21, 1997



BASES OF BEARINGS is from previous record of SPRING VALLEY TOWNHOME CONDOMINIUMS recorded as reception number 1269899 in the records of Mesa County Clerk and recorded September 24, 1981. Said Map establishes the south line of the SE4 SE4 of Section 1, T.1S., R.1W., Ute Meridian to bear N 89°46'00"W between the existing Mesa County Brass Cap monuments.

BENCHMARK is the South East corner of Sec. 1 (T.1 S., R.1 W.) which is located at the intersection of 28 Road & Patterson Road. The USGS datum elevation is 4723.27.

- LEGEN**
- FOUND SECTION CONTROL MONUMENT
 - FOUND NO.5 REBAR W/ I.D. CAP
 - FOUND NO.4 REBAR PART W/ I.D.
 - SET NO.5 REBAR W/ ALUM. I.D.
 - SET BRASS OR ALUM. I.D. CAP
 - SET NO.6 REBAR W/ ALUM. I.D.
 - CONCRETE PLACED OR FOUND
 - CALCULATED POSITION