

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

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

BLDG PERMIT NO. 85847



BLDG ADDRESS 2609 Springside SQ. FT. OF PROPOSED BLDGS/ADDITION 64 #

TAX SCHEDULE NO. 2945-014-02-000 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Springside Townhomes TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING Inact A LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 0 After: 0 this Construction

(1) OWNER G+R WEST NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 0 this Construction

(1) ADDRESS 2650 El Corona Dr USE OF EXISTING BUILDINGS pumphouse

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

(2) APPLICANT GINA CASTRELL TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) pump house

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

Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL Parking Req'mt N/A

Maximum Height Replacing existing pumphouse. Special Conditions \_\_\_\_\_

Will have to remove if any utility work needs to be done underground. 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 Gina Castrell Date 8/12/02

Department Approval C Faye Nelson Date 8/13/02

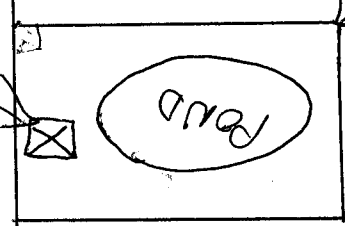
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Pumphouse only</u>
Utility Accounting <u>Checked</u>	Date <u>8/13/02</u>		

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

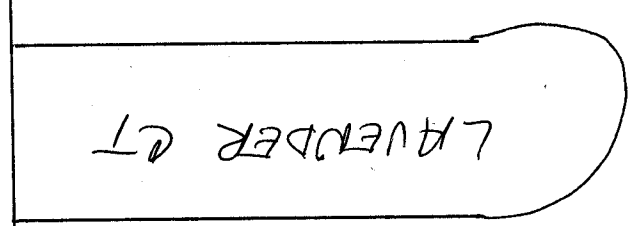
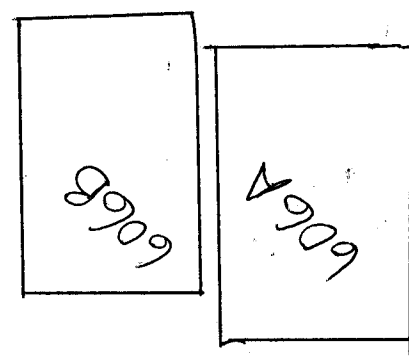
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Pump House

TRACT A



SPRINGSIDE CT.



8/13/02  
 ACCEPTED *M. Faye Gibson*  
 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

FP-1997-032

N89°46'00" W,

25' UTILITY, DRAINAGE AND IRRIGATION EASEMENT

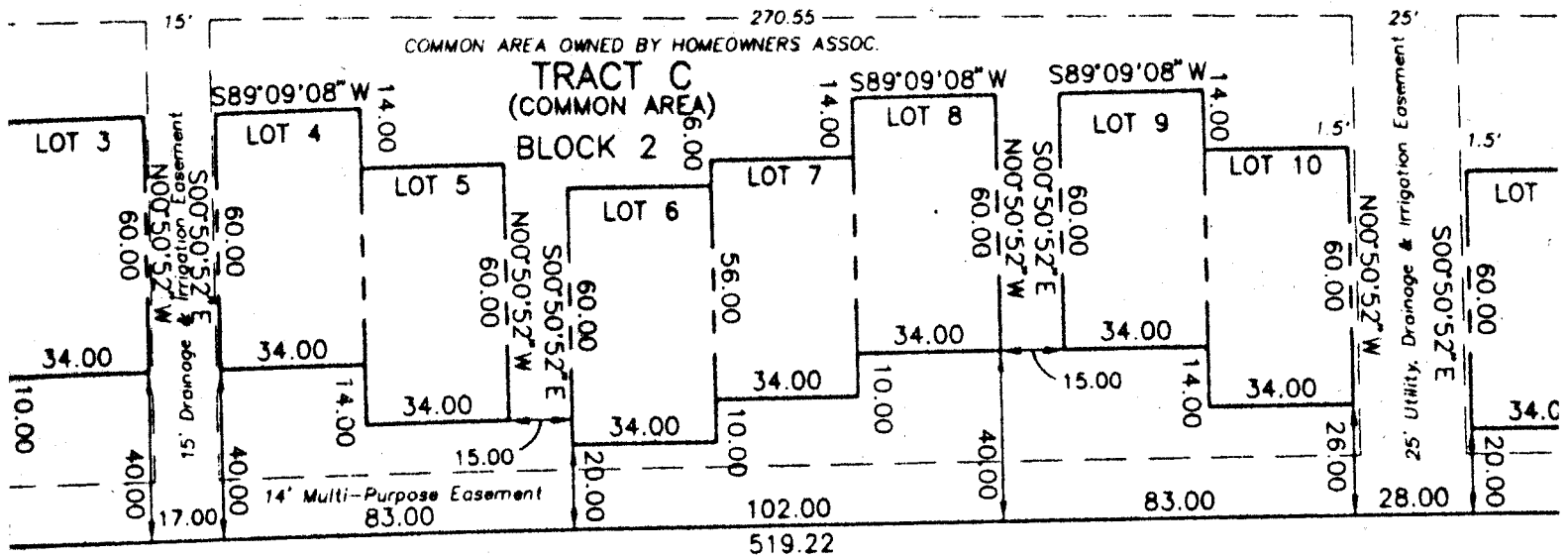
573.00'

573.00

25' Utility, Drainage & Irrigation Easement

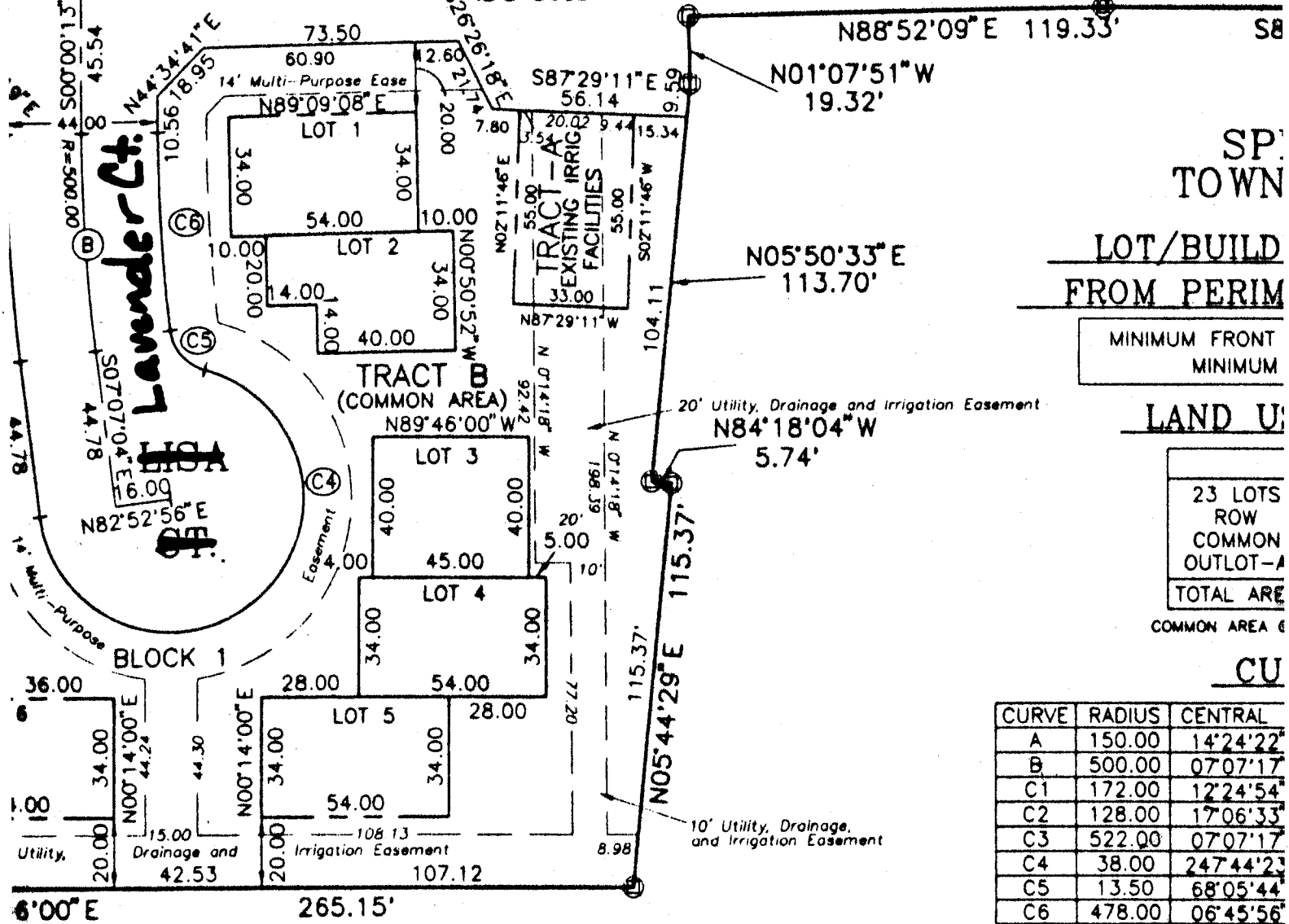
270.55

COMMON AREA OWNED BY HOMEOWNERS ASSOC.



N 89°09'08" E  
496.05

# SPRINGSIDE CT.



SP  
TOWN

LOT/BUILD  
FROM PERIM

MINIMUM FRONT  
MINIMUM

LAND U

23 LOTS  
ROW  
COMMON  
OUTLOT-A

TOTAL ARE  
COMMON AREA 6

CU

CURVE	RADIUS	CENTRAL
A	150.00	14°24'22"
B	500.00	07°07'17"
C1	172.00	12°24'54"
C2	128.00	17°06'33"
C3	522.00	07°07'17"
C4	38.00	247°44'23"
C5	13.50	68°05'44"
C6	478.00	06°45'56"