

FEE \$	10. -
TCP \$	300. -
SIF \$	292. -



BLDG PERMIT NO. 65827

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2325 Springside TAX SCHEDULE NO. 2945-014-89-006
 SUBDIVISION Phasant Ridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1393
 FILING 6 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Jest Companies, Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 826 2 1/2 Rd.
 (1) TELEPHONE 970-245-9316 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Jest Companies, Inc USE OF EXISTING BLDGS 0
 (2) ADDRESS 826 2 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-9316 single family detached residence

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' from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater
 Side 5' from PL Rear 5' from PL Special Conditions /
 Maximum Height — CENSUS 10 TRAFFIC 21 ANN# —

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Andy Bowland for Jest Co Date 6/23/98
 Department Approval K. Valdez Date 7-2-98

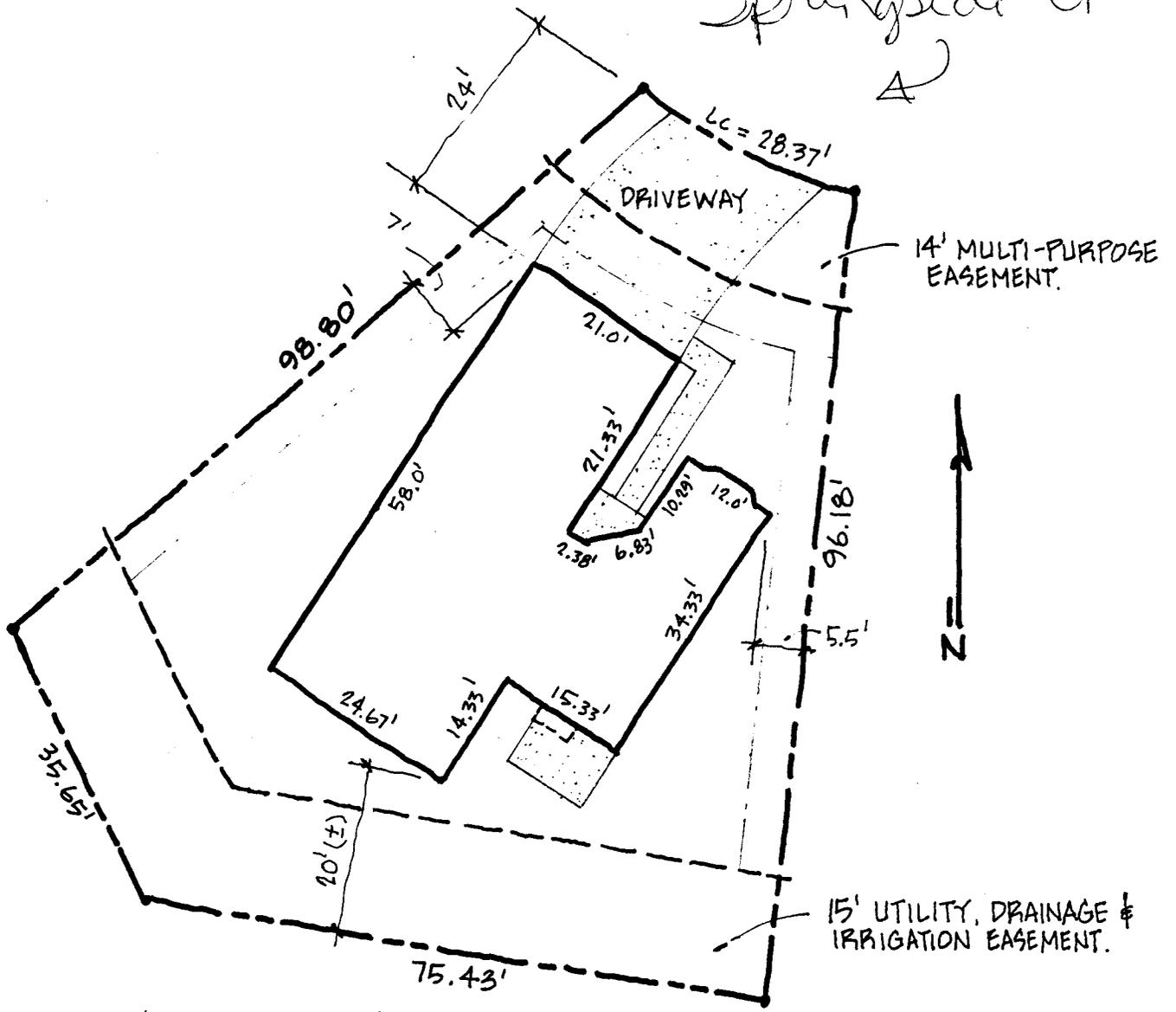
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11430

Utility Accounting _____ Date _____

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 Ct
A



ACCEPTED *XV 7-2-98*
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.

2325 SPRINGSIDE COURT
PHEASANT RIDGE ESTATE
BLOCK 1 LOT 6
PLOT PLAN
1" = 20'

DRIVENWAY LOCATION OK.
W. Ashford
6/24/98