

FEE \$	1000
TCP \$	1200.00

Refunded 12/95

BLDG PERMIT NO.

A - 52999
B - 52998
C - 52997

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 702 FOUNTAIN HEAD BLVD TAX SCHEDULE NO. 2701-334-20-00 1/002/003

SUBDIVISION FOUNTAIN HEAD (Helm) ^{#A, B, C} SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1548/1375/1548

FILING — BLK — LOT 1,2,3 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER WEBER BUILT HOMES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1/1/1 THIS CONSTRUCTION

(1) ADDRESS 6800 REEDER MESA RD NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1/1/1 THIS CONSTRUCTION

(2) APPLICANT RICK WEBER (inda) USE OF EXISTING BLDGS RESIDENTIAL TOWNHOMES

(2) ADDRESS 6800 REEDER MESA DESCRIPTION OF WORK AND INTENDED USE: RESIDENTIAL TOWNHOMES

(2) TELEPHONE 970-245-6782

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures —

SETBACKS: Front 14' from property line (PL) Parking Req'mt —
or — from center of ROW, whichever is greater

Side 0' from PL Rear 0' to open space Special Conditions C.O. to be sent to Planning Dept. for sign off.

Maximum Height — Townhomes - #179-94

CENS.T. — T.ZONE — 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 Andia Weber Date 8-2-95

Department Approval Ronnie Edwards Date 8-2-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8512, 8513, 8514

Utility Accounting Mellie Fowler Date 8/4/95

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

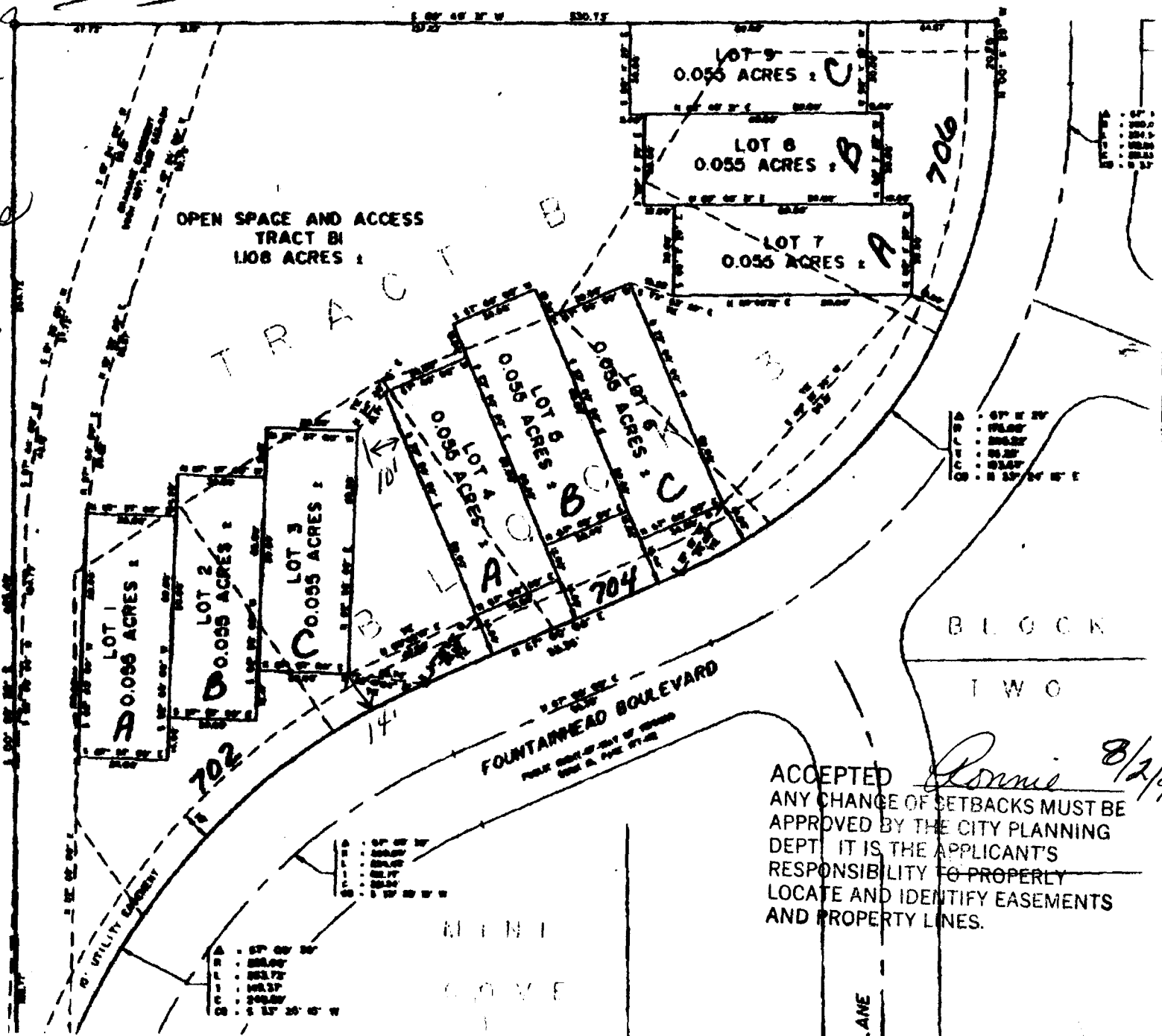
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Addresses

10' between
bdg clusters
14' front yard
Rear yard
0' to open
space areas
RBE 8/2/95

GRAPHIC SCALE
SCALE: 1" = 40' 0"

LEGEND
 - LOT BOUNDARIES
 - LOT AREA
 - LOT NUMBER
 - LOT LETTER
 - LOT ACRES
 - LOT PERCENTAGE
 - LOT DIMENSIONS
 - LOT AREA
 - LOT NUMBER
 - LOT LETTER
 - LOT ACRES
 - LOT PERCENTAGE
 - LOT DIMENSIONS



ACCEPTED *Ronnie 8/2/95*
 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.

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