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BLDG PERMIT NO. 5505A

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

PC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 704 Fountainhead BLVD<sup>A</sup> TAX SCHEDULE NO. 2701-334-20-004

SUBDIVISION FOUNTAINHEAD - THE HELM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1588  
THE HELM AT FOUNTAINHEAD - REPEAT OF TRACT B + BLK 3 OF THE COVE

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 4, ~~5~~ SQ. FT. OF EXISTING BLDG(S) 0

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

(1) ADDRESS 6800 REEDER MESA RD

(1) TELEPHONE 245-6782 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT RICK WEBER USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 6800 REEDER MESA RD DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 245-6782 CONSTRUCTION - TOWNHOME - S/F

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-1.2 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 from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ File #17994

CENS.T. 9 T.ZONE 4 ANNEX# \_\_\_\_\_

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 Sonia Weir Date 2-7-96

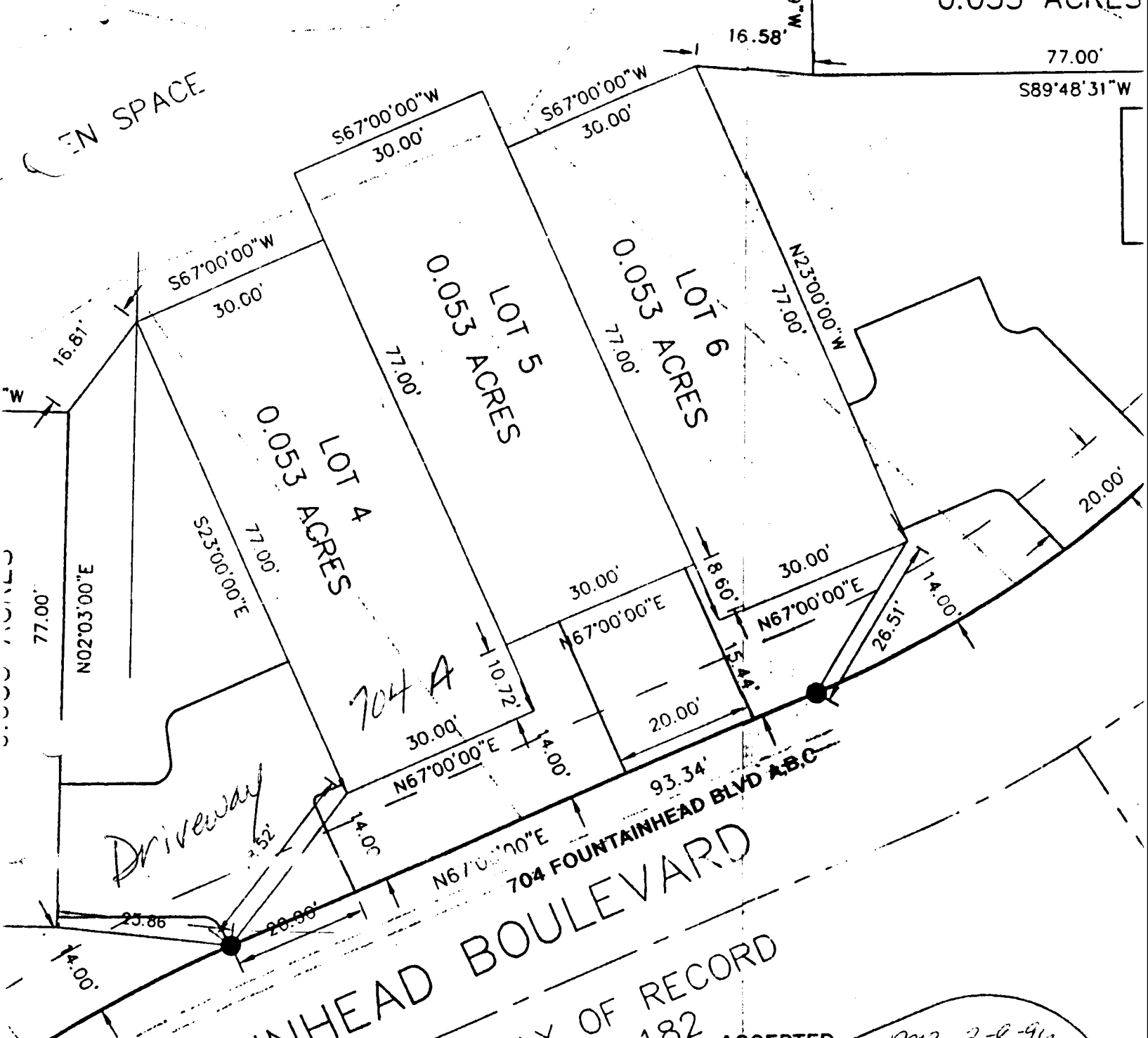
Department Approval Marcia Rabideaux Date 2-8-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8927 - S/F

Utility Accounting Millie Fowler Date 2-9-96

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)



FOUNTAINHEAD BOULEVARD  
 PUBLIC RIGHT-OF-WAY OF RECORD  
 BOOK 13, PAGE 177-182

ACCEPTED MP 2-8-96  
 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.

DRIVEWAY  
 MUST BE CONSTRUCTED  
 AS PER PLAT.  
*J. Kistler* 2-7-96