

FEE \$ 10
TCP \$ 500

BLDG PERMIT NO. 55260

Open Sp. # 175⁰⁰

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



3029-0330-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 709 FOUNTAINHEAD BLVD TAX SCHEDULE NO. 2701-334-14-016

SUBDIVISION THE COVE AT FOUNTAINHEAD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 40x40

FILING ~~BLK~~ BLK 1 LOT ~~16~~ 16 SQ. FT. OF EXISTING BLDG(S) 4

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

(1) ADDRESS 6800 REEDER MESA

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

(2) APPLICANT WEBER BUILT HOMES USE OF EXISTING BLDGS _____

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

(2) TELEPHONE 245-6782 SINGLE FAMILY-NEW CONSTRUCTION

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-12 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater
Parking Req't _____

Side 5' from PL Rear 5' from PL
Special Conditions Eng. Foundations req. as per Building Dept.

Maximum Height _____
CENS.T. 9 T.ZONE 4 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 Linda Weber Date 2-15-96

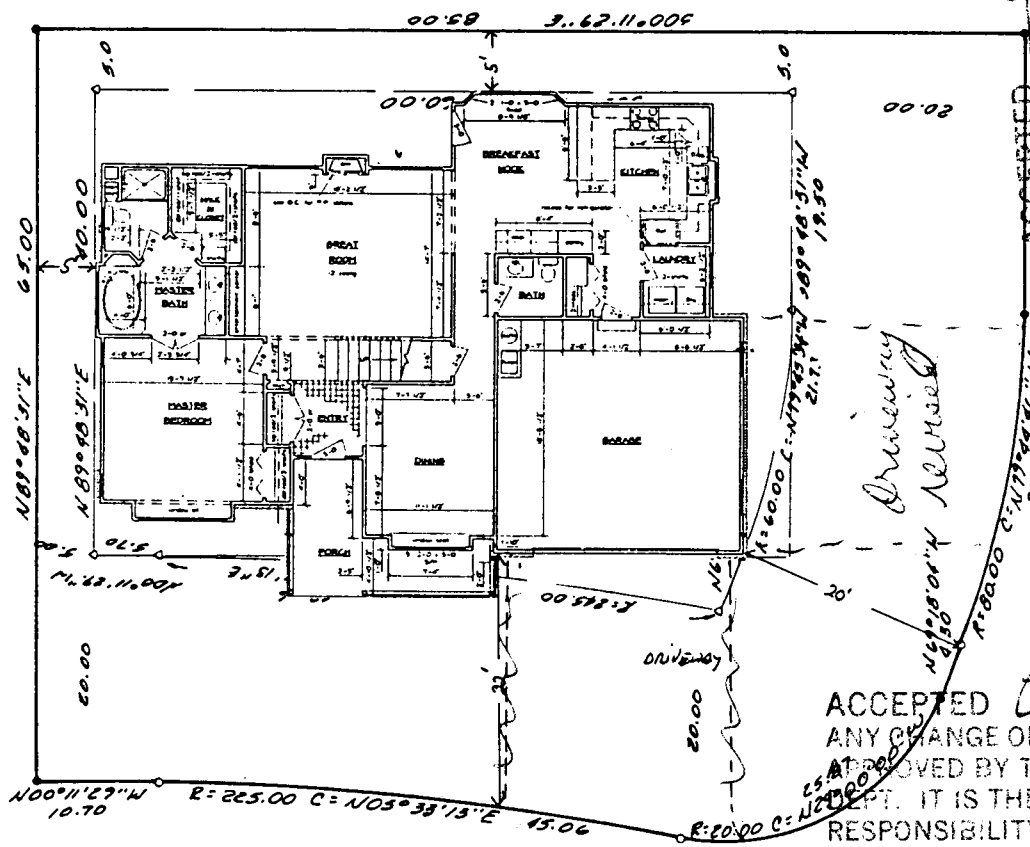
Department Approval Ronnie Edwards Date 2-21-96

Additional water and/or sewer tap fee(s) are required: YES 1 NO _____ W/O No. 8966-S/F

Utility Accounting Mellie Jough Date 2-21-96

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 Blvd.

Revised
Ronnie 3/20/96

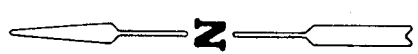
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Driveway
Location Revised

okay
by Jody

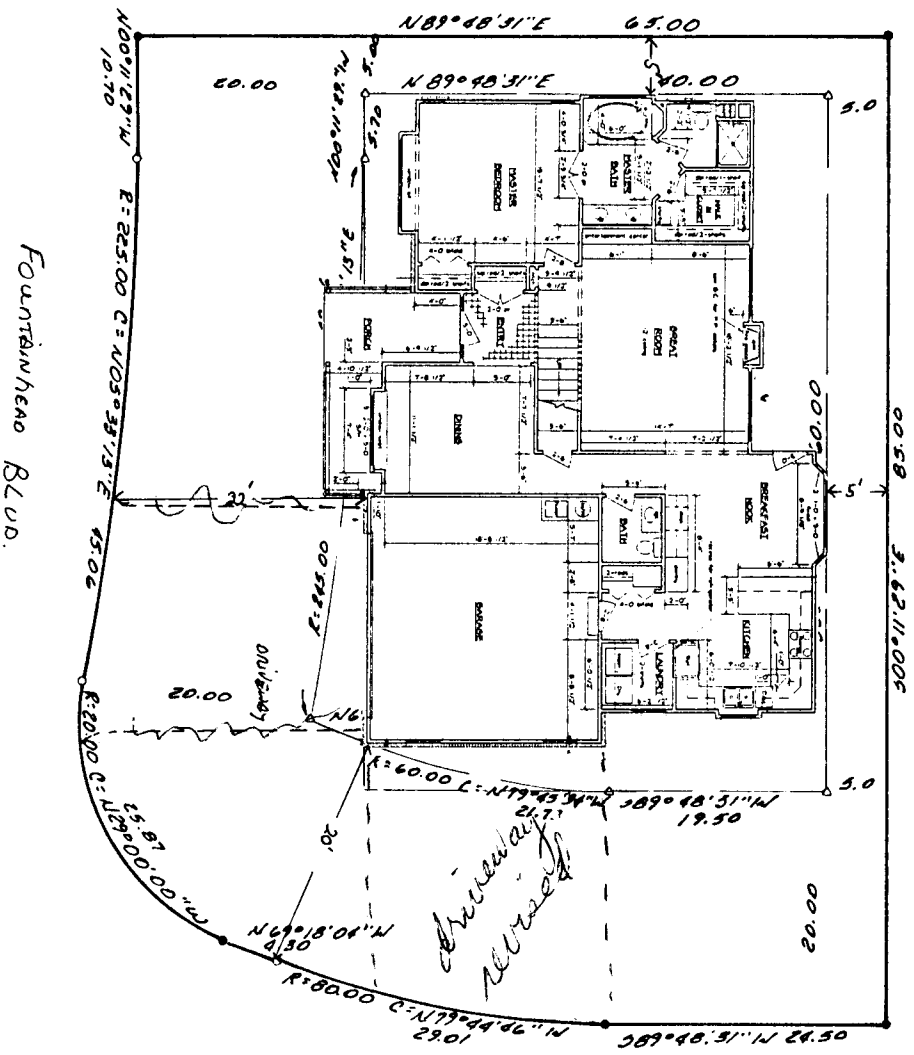
Ronnie 2/21/96

ACCEPTED
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.



Scale 1"=10'
 * Found Banner 20632
 * Set No. 5 Rebar and Cap
 * Monument PLS 8943
 * Del. Me. and State

DRIVEWAY
LOCATION OK
 Jody Khila
 2-21-96



Fountainhead Blvd.

E. Harbor Circle

OK by [Signature]

ACCEPTED *Ronnie* 3/26/96
 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.



Scale 1" = 10'
 ● = Found Banner 20632
 ○ = Set No. 5 Rebar and Cap "Monument PLS 24943
 ◦ = Set Nail and Stake

ENTER REVERSE
 DRIVEWAY LOCATION
 OR FOUNTAINHEAD
 BLVD. OR LOCATE
 ON E. Harbor
 Circle, Drive
 IS TOO CLOSE TO
 INTERSECTION,
J. Clark
 2-20-96