

FEE \$	<u>10⁰⁰</u>
TCP \$	<u> </u>

BLDG PERMIT NO. 55687

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

✓ 9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 702 1/2 Fountainhead Blvd. TAX SCHEDULE NO. N/A

SUBDIVISION THE NEM AT FOUNTAINHEAD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9 sqft

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

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

(1) ADDRESS 6800 REEDER MESA Rd NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 245-6782 USE OF EXISTING BLDGS _____

(2) APPLICANT RICK WEBER DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 6800 REEDER MESA _____

(2) TELEPHONE 245-6782 Housing for irrigation pump
in open space

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 _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL Special Conditions do not place in
easement -

Maximum Height _____ 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 Anda Wilson Date 4-9-96

Department Approval Promie Edwards Date 4-9-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - housing for pump house only

Utility Accounting Miller Fowler Date 4-9-96

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)

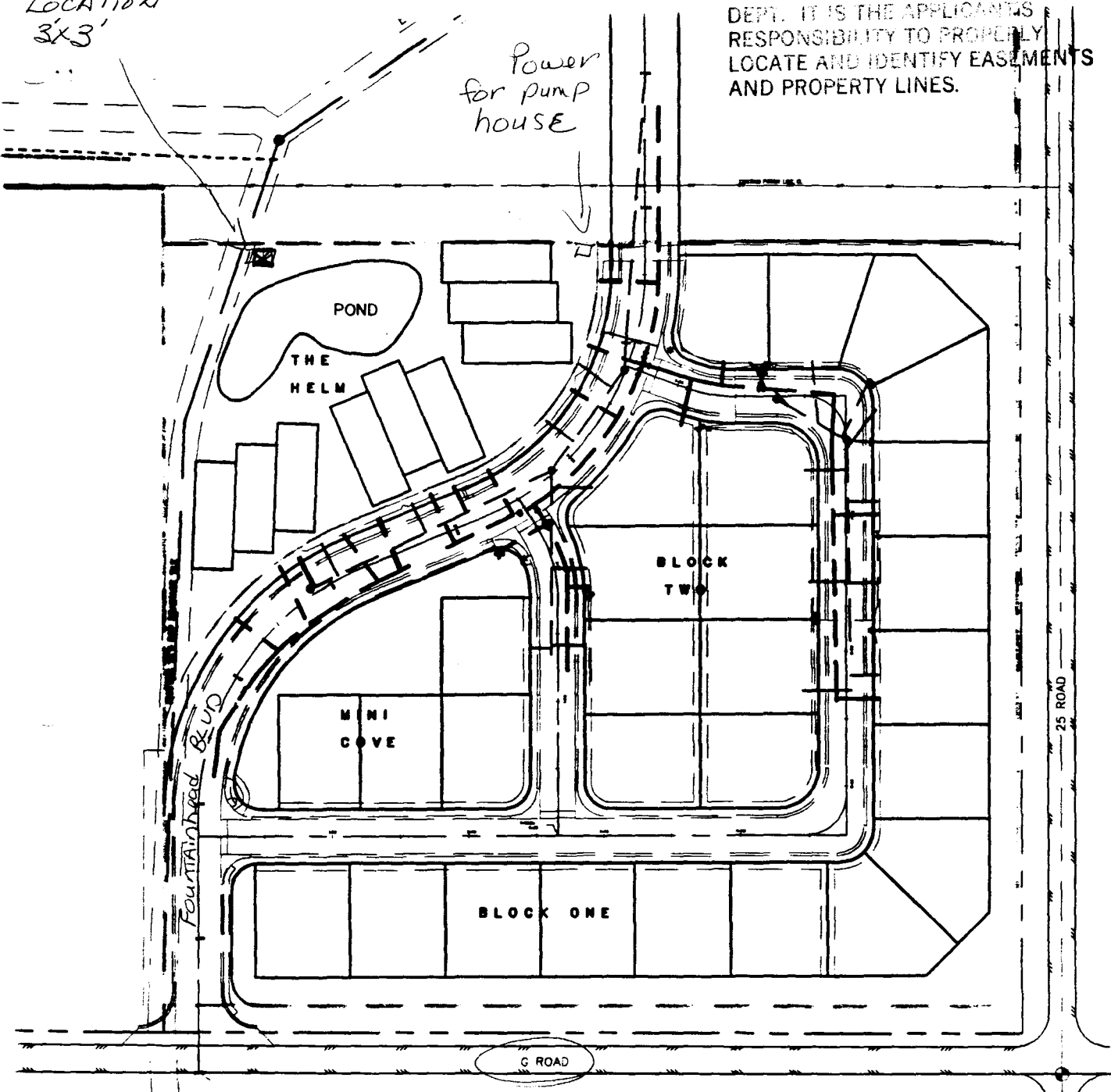
Pump house
LOCATION
3'x3'

Power
for pump
house

ACCEPTED

Ronnie 4/9/96

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.



LEACH CREEK

American Consulting
Engineers Council
Member

BANNER

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REVISION	DATE	