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BLDG PERMIT NO. 55055

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

pc *5x1*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 704 Fountainhead #B TAX SCHEDULE NO. 2701-334-20-005
 SUBDIVISION THE HELM AT Fountainhead SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1344
REPEAT OF TRACT B + BLK 3 OF THE COVE
 FILING _____ BLK _____ LOT 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
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 245-6782 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT RICK WEBER USE OF EXISTING BLDGS _____
 (2) ADDRESS 6800 REEDER MESA DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE 245-6782 CONSTRUCTION - Townhome

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 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 Anda Weber Date 2-7-96
 Department Approval Marcia Rutledge Date 2-8-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8928-S/F
 Utility Accounting Millie Fowle 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)

