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BLDG PERMIT NO. 55053

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 # TAX SCHEDULE NO. 2701-334-20-006

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

FILING _____ BLK _____ LOT 6 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

(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 DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 245-6782 CONSTRUCTION - Townhomes

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 File #179-94

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 Amelia Weber Date 2-7-96

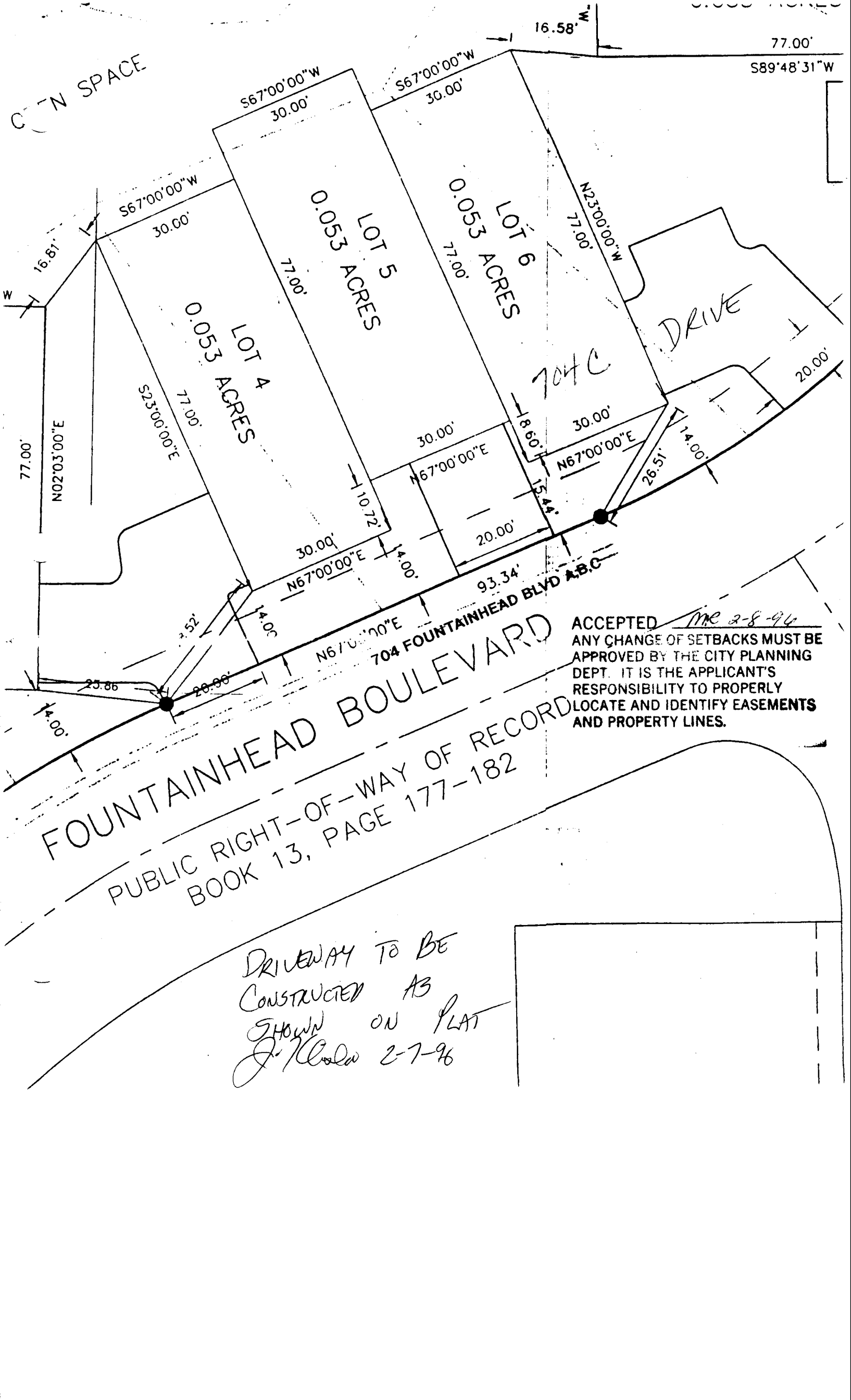
Department Approval Marcia Ratidcamp Date 2-8-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. S/F-8929

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)



C-N SPACE

LOT 4
0.053 ACRES

LOT 5
0.053 ACRES

LOT 6
0.053 ACRES

DRIVE

704C

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

ACCEPTED ME 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 TO BE CONSTRUCTED AS SHOWN ON PLAT
J. Chala 2-7-96