

FEE \$	10.00
TCP \$	158.50
SIF \$	292.00

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

BLDG PERMIT NO. 78753



Your Bridge to a Better Community

BLDG ADDRESS 713 Fountain Head BLVD SQ. FT. OF PROPOSED BLDGS/ADDITION 1900 \$

TAX SCHEDULE NO. 2701-334-32-002 SQ. FT. OF EXISTING BLDGS -

SUBDIVISION Fountain Greens SubTOTAL SQ. FT. OF EXISTING & PROPOSED 1900

FILING 1 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER LARSON LARSON & INC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 3477 81502 USE OF EXISTING BUILDINGS -

(1) TELEPHONE 245-9657 (260-0450) DESCRIPTION OF WORK & INTENDED USE new home

(2) APPLICANT TERRY LARSON TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2205 MESCALERO AVE 81503

(2) TELEPHONE 260-0458

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 15/20' garage from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 0'45' from PL, Rear 10' from PL
 Permanent Foundation Required: YES NO

Maximum Height 32' Parking Req'mt 2

Special Conditions _____
 CENSUS 9 TRAFFIC 4 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Terry Larson Date 2-20-01

Department Approval Ronnie Edwards Date 2-20-01

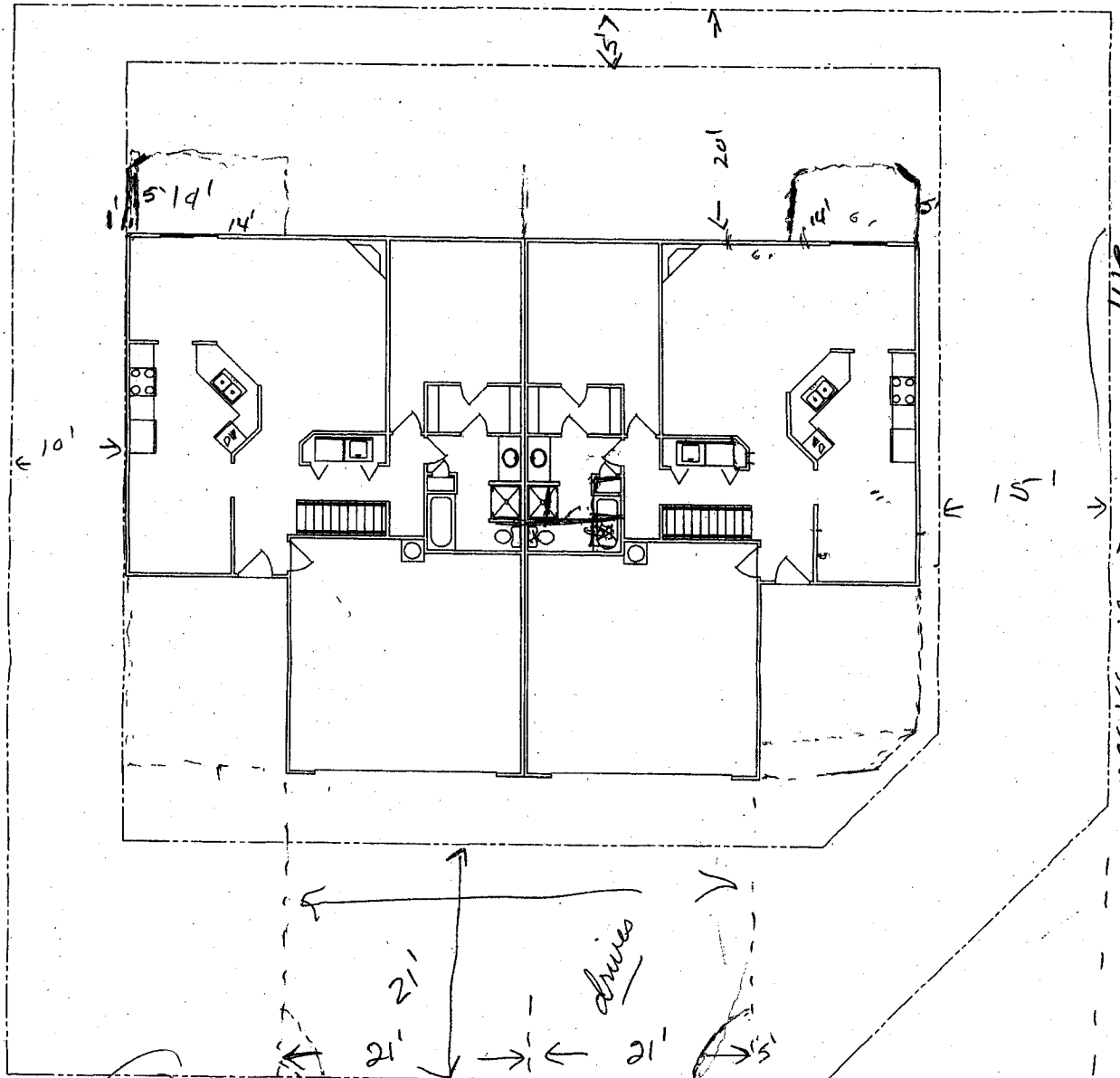
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>3725</u>
Utility Accounting <u>10/20/01</u>	Date <u>2/20/01</u>		

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)

212
2
2
179647

Duplex
Udy. envelopes



2191 LAKE PARK DR 2701-334-32-002

713 F. Head Blvd

L-2- BLIC2 Fountain Head Blvd
Fountain Green's Sub
30' approx

Duplex lot

ACCEPTED *Gomis 2/20/01*
 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.

DRIVE OK
BRD
2/20/01

Preliminary approval