

FEE \$ 10.-  
TCP \$ 0

BLDG PERMIT NO. 1021053

Open space 175.  
to

# PLANNING CLEARANCE

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

### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 705 W. Harbor Lane TAX SCHEDULE NO. 2701-334-21-002

SUBDIVISION Fountainhead SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,408

FILING \_\_\_\_\_ BLK Mini LOT B SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
Cove II

(1) OWNER TML Enterprises NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P. O. Box 2401

(1) TELEPHONE Grand Junction, CO 81502 NO. OF BLDGS ON PARCEL  
970-248-9815 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT TML Enterprises USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS P. O. Box 2401 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
Grand Junction, CO 81502

(2) TELEPHONE 970-248-9815 New SF

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) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5 or 1' from PL Rear 5 or 1' from PL Special Conditions Side & rear setback  
is 1' if against open space

Maximum Height \_\_\_\_\_ (to eave) CENSUS TRACT 9 TRAFFIC ZONE 4

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 Thomas M. Fahl 257-5135-Page Date 10/28/97

Department Approval K.P. - Ronnie Edwards Date 10/29/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10662

Utility Accounting Chickman Date 10-29-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

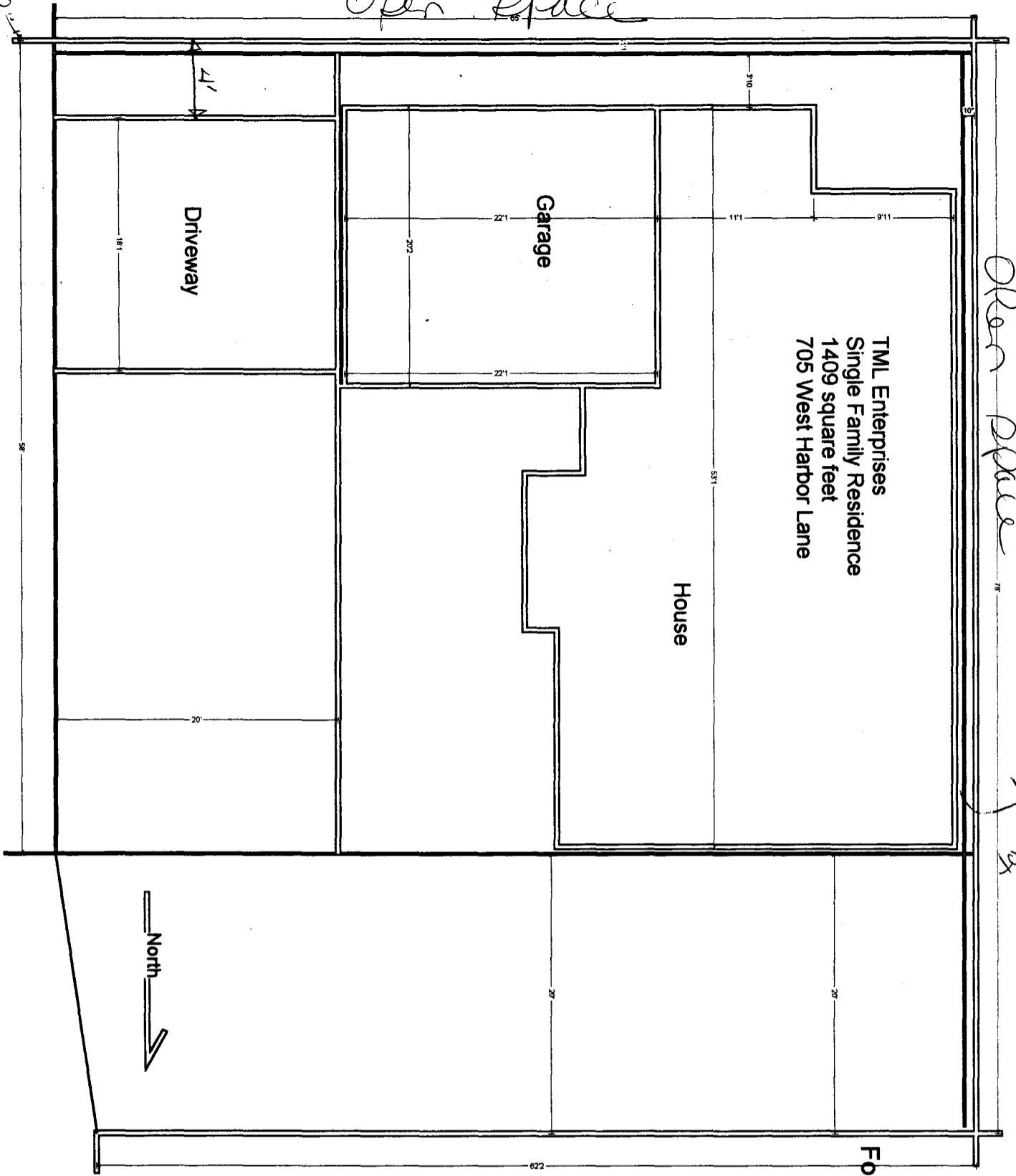
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Open space

West Harbor Lane

Open space

11' to rear of



ACCEPTED *K.P. - Ronnie Edwards*  
 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.  
*10/29/97*

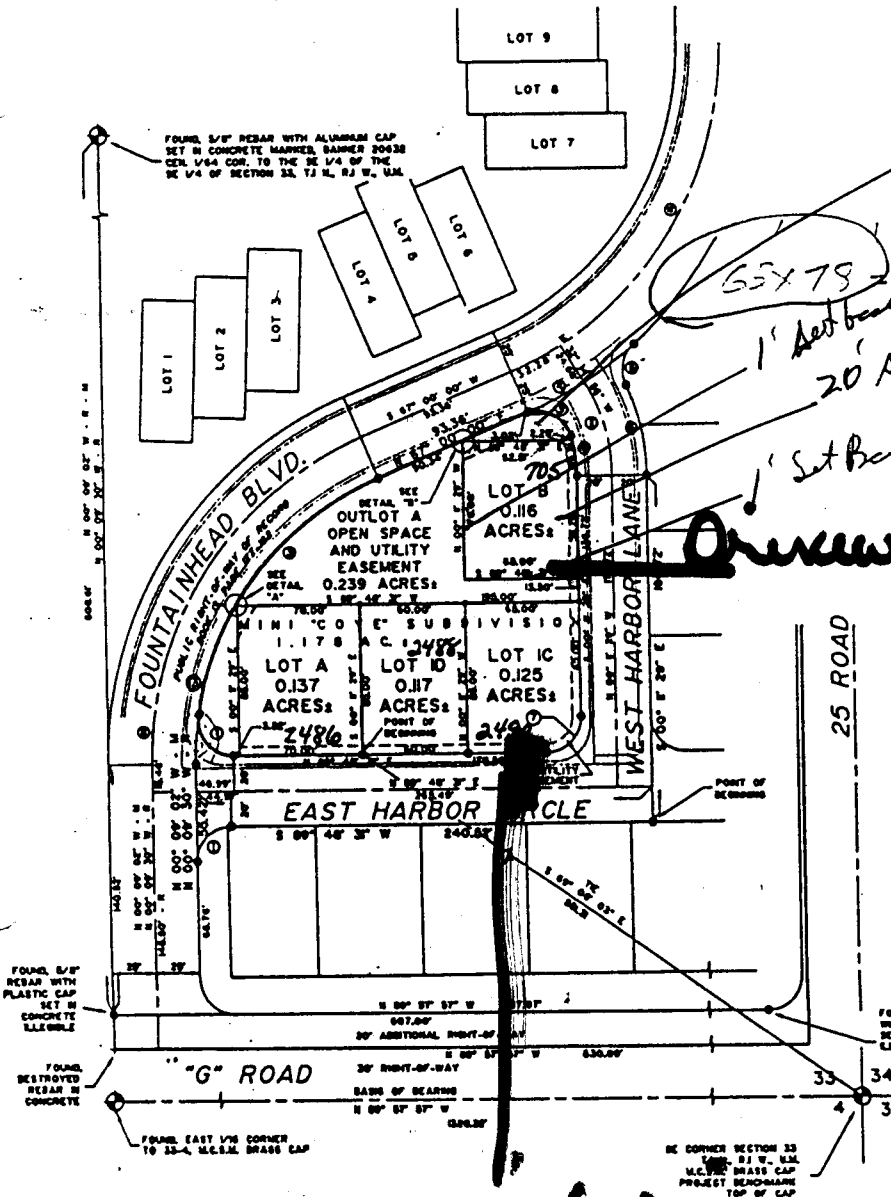
DRIVENWAY LOCATION of  
*De Ashbeck*  
*10/28/97*

Fountainhead Blvd

1

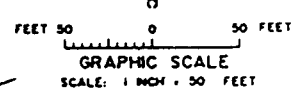
PLAT OF MINI "COVE" II SUBDIVISION  
 A REPLAT OF PORTION OF THE REPLAT OF MINI "COVE" SUBDIVISION, SE 1/4, SECTION

①	Δ - 89° 57' 34"	B - 20.00'	L -
②	Δ - 99° 09' 57"	B - 20.00'	L -
③	Δ - 38° 01' 32"	B - 175.00'	L -
④	Δ - 18° 23' 57"	B - 225.00'	L -
⑤	Δ - 75° 41' 03"	B - 20.00'	L -
⑥	Δ - 25° 01' 02"	B - 120.00'	L -
⑦	Δ - 90° 00' 00"	B - 20.00'	L -
⑧	Δ - 87° 09' 02"	B - 200.00'	L -
⑨	Δ - 96° 32' 02"	B - 20.00'	L -
⑩	Δ - 18° 54' 51"	B - 90.00'	L -
⑪	Δ - 32° 03' 26"	B - 100.00'	L -
⑫	Δ - 87° 11' 29"	B - 200.00'	L -
⑬	Δ - 87° 09' 02"	B - 175.00'	L -



Common  
area  
meas co?

65x78 2070sq  
1' set back  
20' set back  
1' set back

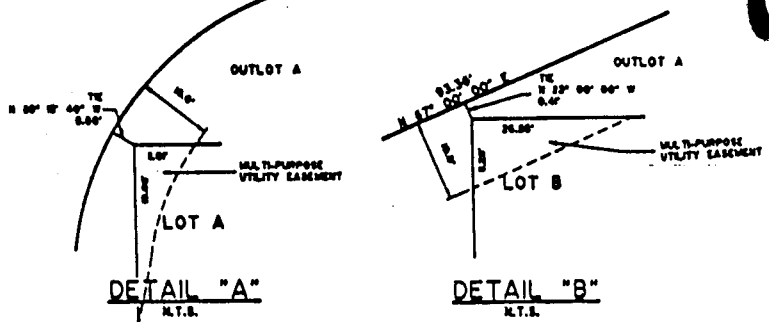


Driveway

Engineered Foundation  
 Required as per Bldg. Dept.

Go to Trues Co  
 why.

slighter  
 driveway



ZONED P212

17500 OPEN SPACE

(RELOCATED 1995)

20 SETBACK (CURRENT)  
 5' SIDE & REAR V.D  
 1' IF ADD TO OPEN SPACE