

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

**PLANNING CLEARANCE**

BLDG PERMIT NO. 77375

(Single Family Residential and Accessory Structures)  
**Community Development Department**



Your Bridge to a Better Community

BLDG ADDRESS 711 Fountain Blvd #B SQ. FT. OF PROPOSED BLDGS/ADDITION 2366 #  
 TAX SCHEDULE NO. 2701-334-32-001 SQ. FT. OF EXISTING BLDGS 2366 #  
 SUBDIVISION Fountain ~~Blvd~~ Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 2366 #  
 FILING 1 BLK 2 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER TML Enterprises NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS Box 2569, GJ CO 8102 USE OF EXISTING BUILDINGS Single Family  
 (1) TELEPHONE 250-8022 DESCRIPTION OF WORK & INTENDED USE New Const  
 (2) APPLICANT TML Enterprises TYPE OF HOME PROPOSED:  
 (2) ADDRESS Box 2569, GJ CO 8102  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE 250-8022  Other (please specify) \_\_\_\_\_

**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 4590  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' North from PL, Rear 10' from PL Parking Req't 2  
10' South from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' 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).

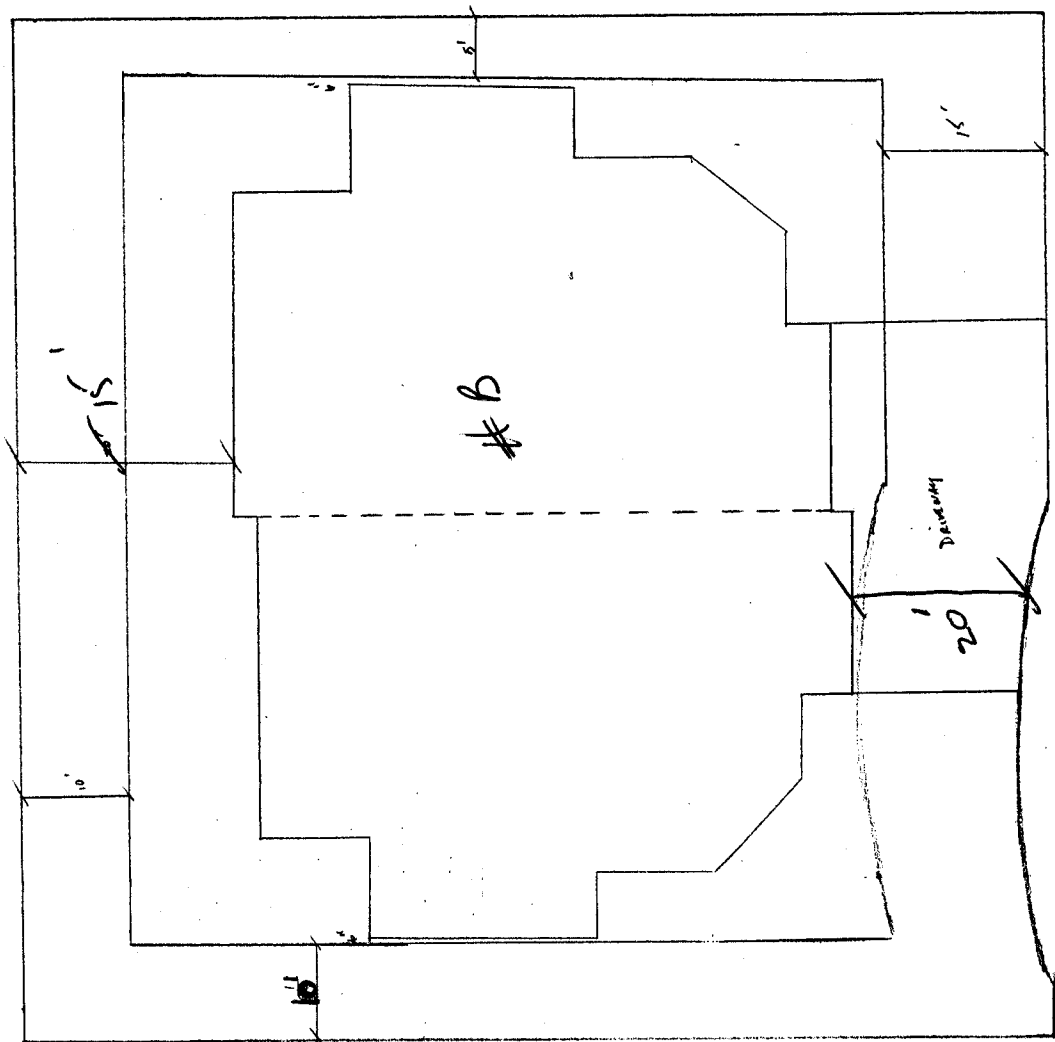
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/24/00  
 Department Approval C. Faye Nelson Date 10/26/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13502</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/26/00</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)



Drive OK  
 SH  
 10/25/00

10/26/00  
 ACCEPTED *Clare Nelson*  
 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.