

FEE \$ 10.00  
 TCP \$ ~~158.50~~  
 SIF \$ ~~242.00~~

pd  
pd

**PLANNING CLEARANCE**

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

BLDG PERMIT NO. 77374



Your Bridge to a Better Community

BLDG ADDRESS 711 Fountain Head Blvd #A SQ. FT. OF PROPOSED BLDGS/ADDITION 2366 sq ft  
 TAX SCHEDULE NO. 2701-334-32-001 SQ. FT. OF EXISTING BLDGS 2366 sq ft  
 SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 2366 sq ft  
 FILING 1 BLK 2 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER TML Enterprise Inc NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS Box 2569 USE OF EXISTING BUILDINGS Single Family  
 (1) TELEPHONE 250-8022 DESCRIPTION OF WORK & INTENDED USE New Const.  
 (2) APPLICANT TML Enterprise Inc TYPE OF HOME PROPOSED:  
 (2) ADDRESS Box 2569  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 250-8022  Manufactured Home (HUD)  
 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 45%  
 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'mt 2  
10' South  
 Maximum Height 32' 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).

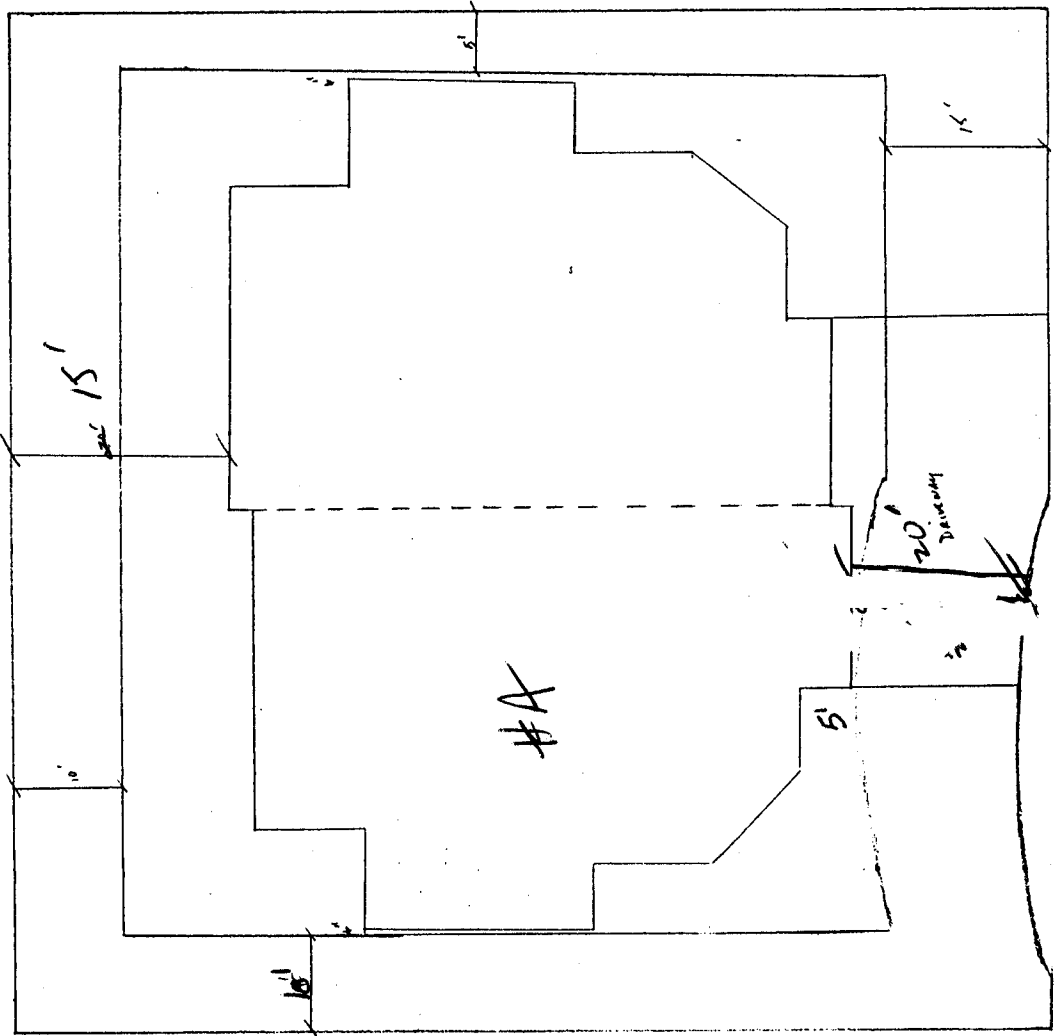
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/23/00  
 Department Approval C. Faye Gibson 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)



FOURTEEN HUNDRED EIGHTY

DRIVE OK  
 SH  
 10/25/00

10/26/00

ACCEPTED C. Faye Gibson  
 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.

DATE: 10-26-00 DOCUMENT # : J

RECEIVED OF: Fountain Greens

YR	INDEX	FUND	ORGN	ACCT	PRG	ACTVTY	AMOUNT
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DESCR: 711 Fountainhead Blvd #A & B 12502 W  
 CRLF 1500

DESCR: 701 905 43994 584

DESCR: 711 61314 43993 30 317

DESCR: 700 321 43995 13 12452 20

CITY STAFF: J. Miller GRAND TOTAL.. 921

**JTD**



City of Grand Junction  
Department of Community Development

Date: 10/26/00  
 Payee Name: TML Enterprises  
 Address: Box 2569  
 Telephone: 250-8022  
 Project Address/File/Name: 711 A + B Fountainhead Blvd

\* PLEASE CIRCLE ALL THAT APPLY

DESCRIPTION*	AMT	DESCRIPTION*	AMT
<b>DEVELOPMENT PROJECTS</b> 100-321-43195-13-109465		<b>PERMITS</b> 100-321-43195-13-124415	
Rezone		Temporary Use Permit	
Conditional Use		Floodplain Permit	
Special Use		Sign Permit (# )	
Major Sub-ODP, Prelim, Final		Special Events Permit (# )	
Minor Subdivision		Fence Permit (# )	
PDR - ODP, Prelim, Final		Home Occupation Permit	
ROW / Easement Vacation			
Replat / Property Line Adj		<b>OTHER</b>	
Variance		School Impact 701-905-43994	584
Site Plan Review		Drainage 202-61314-43995-30	
Minor Change		TCP 2071-61314-43993-30	317
Change of Use		Sign Deposit 100-21090-131840	
Planning Clearance # 100-321-43195-13-124450	20	Manuals, Copies, etc. 100-321-43195-13-120515	

Treasurer Receipt No. 96003 TOTAL \$ 921.00  
 (White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)