

77374

BLDG PERMIT NO. 77375

FEE \$ 10.00
317
TCP \$ ~~317.00~~
292
SIF \$ ~~292.00~~
292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 711 Fountainhead Blvd SQ. FT. OF PROPOSED BLDGS/ADDITION 2300 SF

TAX SCHEDULE NO. 2701-334-32-001 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 2300

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

(1) OWNER TML Enterprises NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS Box 2509 - Gr Jet CO USE OF EXISTING BUILDINGS ~~Empty Property~~ 0

(1) TELEPHONE 250-8022 DESCRIPTION OF WORK & INTENDED USE Duplex -

(2) APPLICANT SAME AS ABOVE TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 PD Maximum coverage of lot by structures 45%

SETBACKS: Front 15' 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 x 2 = 4

Maximum Height 32' Special Conditions to be replatted later

CENSUS 9 TRAFFIC 4 ANN# _____

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 Thomas M. [Signature] Date 9/21/00

Department Approval C.F.O. Bonnie Edwards (B.N.) Date 10-2-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13125</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>10/2/00</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)

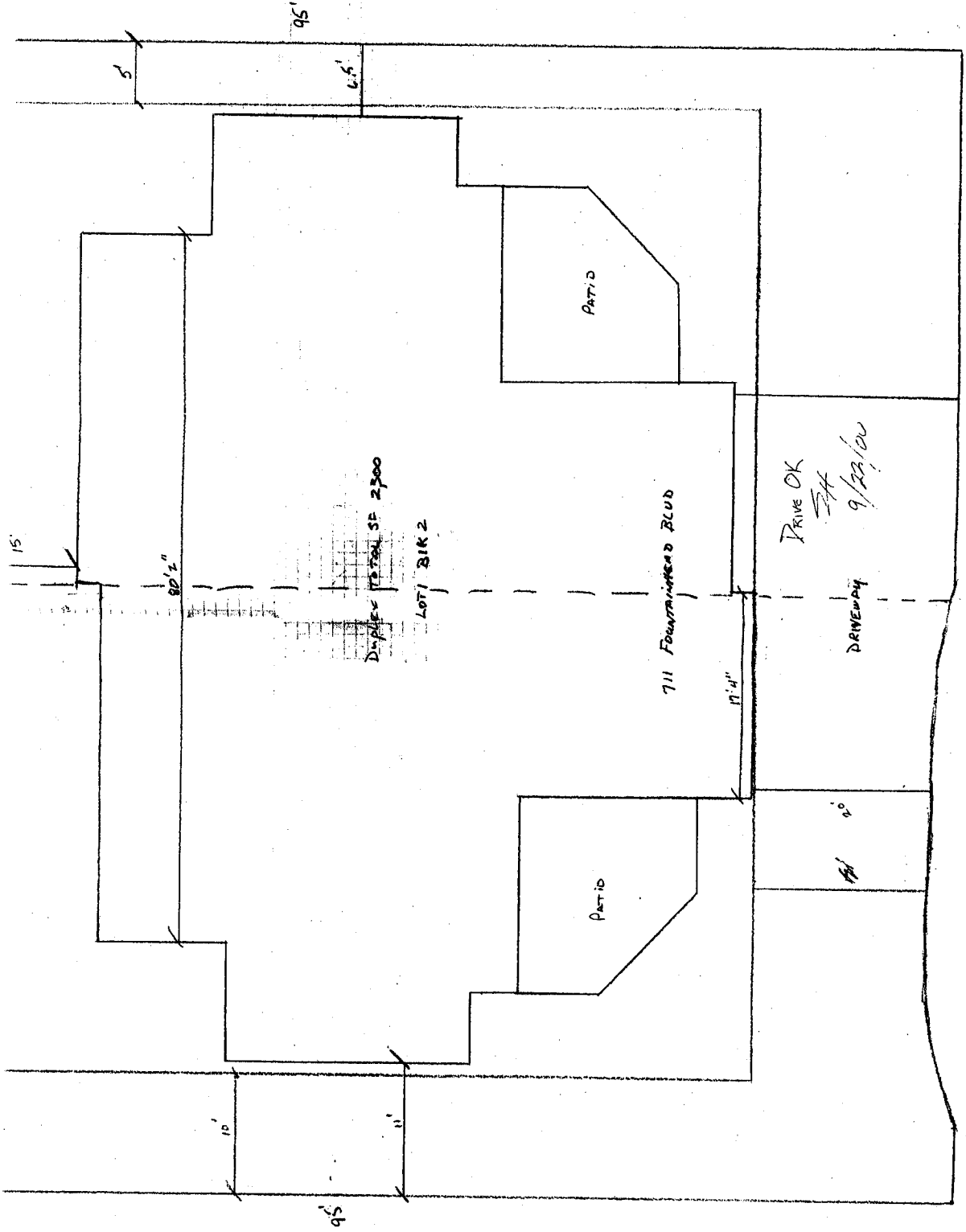
Done - 10/2/00

ACCEPTED 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.

per Bill Spelber

*to be replatted
for 2 lots*

John



North

Fountainhead BLVD

6.52'

44.97'

DUPLEX TOTAL SF 2300

LOT 2 BIK 2

711 Fountainhead BLVD

DRIVE OK
9/23/00

DRIVEWAY

PART D

PART D

10'

11'

15'

18' 1/2"

5'

95'

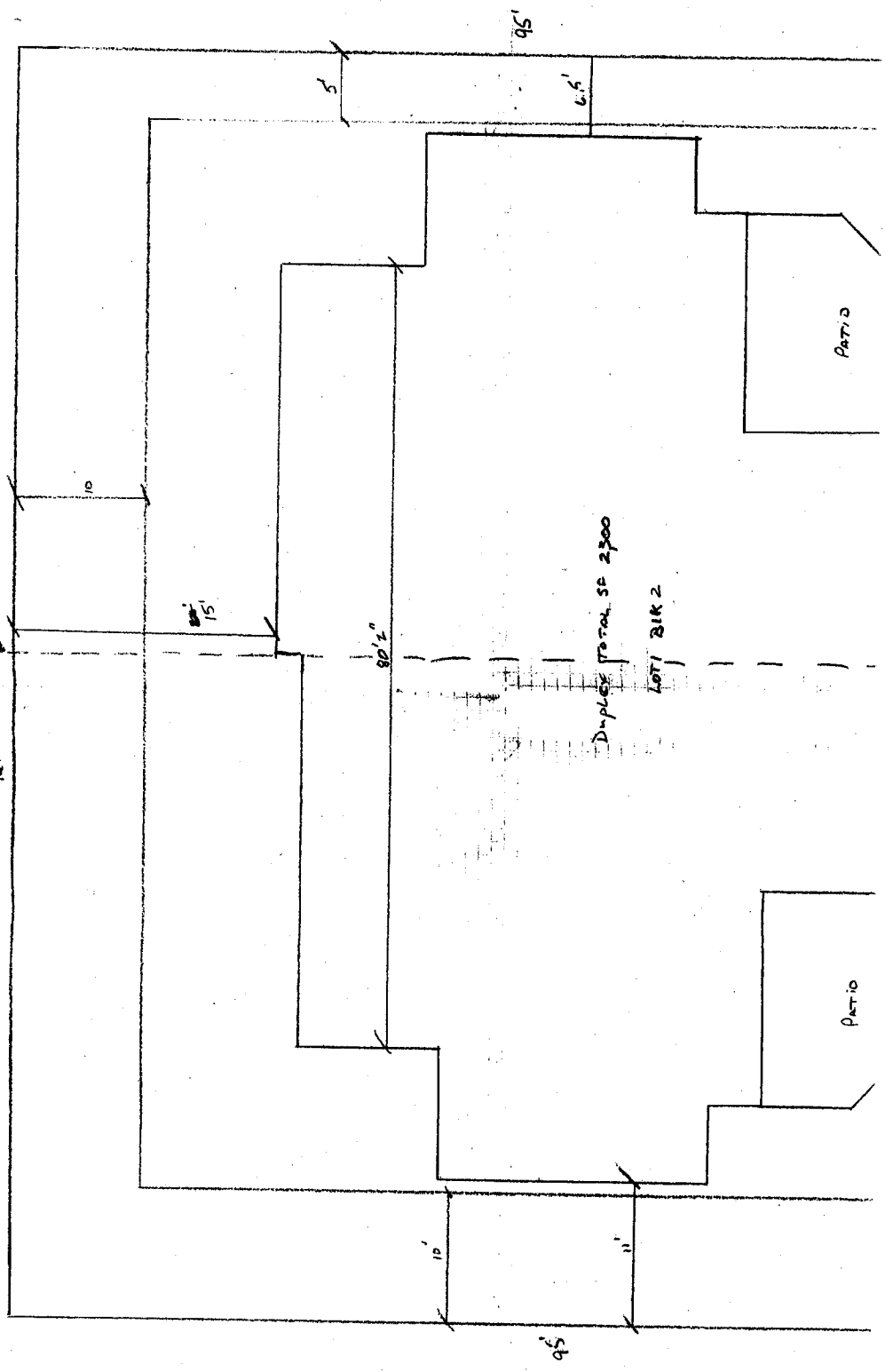
2.5'

95'

10'

11'

70 BE DIVISION
PAPER 100000000
7L



96.90'

10

15'

80' 1/2"

56'

56'

56'

Patio

Patio

Duplex Parcel SE 2300

LOT 2 BK 2