

FP-2000-104

|                    |
|--------------------|
| FEE \$ <u>0</u>    |
| TCP \$ <u>9900</u> |
| SIF \$ <u>9636</u> |

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 77191



Your Bridge to a Better Community

OPEN SPACE: #7425

BLDG ADDRESS 2491 FOUNTAIN GREENS RSQ. FT. OF PROPOSED BLDGS/ADDITION 34,363 S.F.

TAX SCHEDULE NO. 2701-334-34-001 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION FOUNTAIN GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED 34,363 S.F.

FILING 1 BLK 4 LOT 1

NO. OF DWELLING UNITS: PHASE I ONLY

Before: 0 After: 33 this Construction

(1) OWNER FOUNTAIN GREENS LLC

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 3 this Construction

(1) ADDRESS 1655 WALNUT ST., SUITE 300

USE OF EXISTING BUILDINGS NA

BOULDER, CO 80302

(1) TELEPHONE 303-517-5825

DESCRIPTION OF WORK & INTENDED USE (3) MULTI-FAMILY CONDOMINIUM UNITS

(2) APPLICANT JUST COMPANIES, INC

TYPE OF HOME PROPOSED:

(2) ADDRESS 826 2 1/2 RD

Site Built  Manufactured Home (UBC)

(2) TELEPHONE 970-245-9316

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 PD

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL

Parking Req'mt PER PLAN

PER PLAN DATED 9-12-00  
Maximum Height \_\_\_\_\_

Special Conditions PER PLAN

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 9/19/00

Department Approval [Signature]

Date 10-30-00

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>13523</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>11-7-00</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)