

FEE \$	N/A
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 79185



Your Bridge to a Better Community

BLDG ADDRESS 2487 1/2 FOUNTAINHEAD BLVD. SQ. FT. OF PROPOSED BLDGS/ADDITION 160

TAX SCHEDULE NO. 2701-334-35-001 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION FOUNTAIN GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED 160

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

(1) OWNER FOUNTAIN GREENS LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1655 WALNUT ST. SUITE 300 USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 303-517-5825 DESCRIPTION OF WORK & INTENDED USE PUMP HOUSE

(2) APPLICANT JUST COMPANIES, INC TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 826 2 1/2 ROAD

(2) TELEPHONE 970-245-9316

**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 N/A

SETBACKS: Front - from property line (PL) Permanent Foundation Required: YES NO X  
 or - from center of ROW, whichever is greater

Side 3' from PL, Rear 3' from PL Parking Req'mt N/A

Maximum Height N/A Special Conditions Pump house only

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).

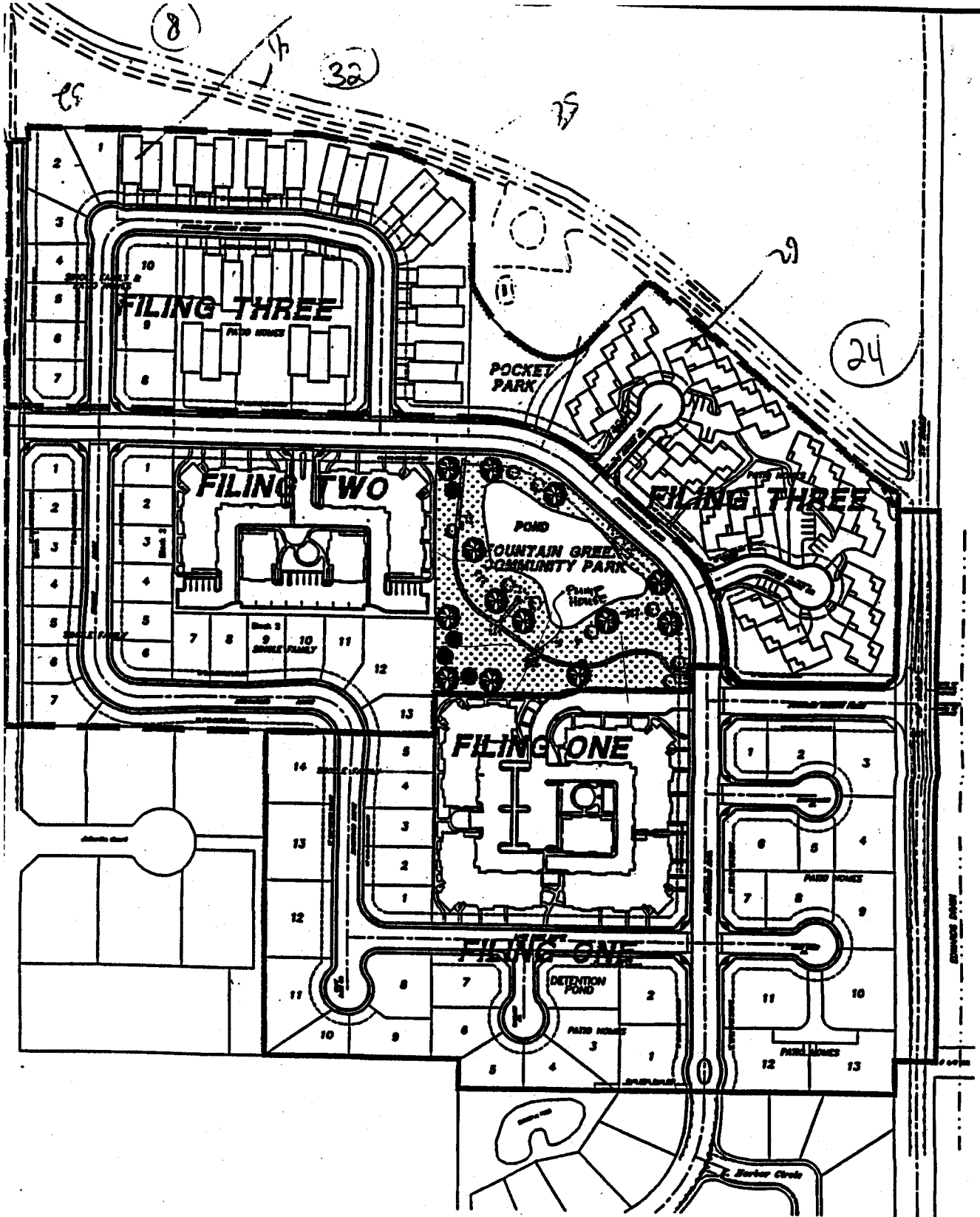
Applicant Signature [Signature] Date 3-26-01

Department Approval [Signature] Date 3-26-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Pump House</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/26/01</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)



2487 1/2  
 Pump house  
 only

ACCEPTED *Ronnie* 3/26/01  
 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.