


FEE \$	0
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 83235  
FPP-2002-142



Your Bridge to a Better Community

BLDG ADDRESS 2485 I Fountain Road Blvd. SQ. FT. OF PROPOSED BLDGS/ADDITION 3951

TAX SCHEDULE NO. 2701-334-35015 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 3951

FILING 2 BLK 3 LOT 23 Area NO. OF DWELLING UNITS:  
Before: 0 After: 0 this Construction

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

(1) ADDRESS 1655 Walnut St Ste 300  
Boulder Colo 80502

(1) TELEPHONE 303-517-5825 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Just Companies Inc. DESCRIPTION OF WORK & INTENDED USE Foundation Only

(2) ADDRESS 826 2 1/2 Rd. GTC TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 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  
per site plan

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 site plan

Maximum Height \_\_\_\_\_ 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: Just Companies Inc. by [Signature] Date 2/25/02

Department Approval: C. Jaye Johnson Date 2/26/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>foundations Only will pay fees</u>
Utility Accounting	<u>Bensley</u>	Date	<u>2/26/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)