FPP·2000-142

FEE $ ~~0~~		**PLANNING CLEARANCE**	BLDG PERMIT NO. 83232
TCP $ 4800.00		(Single Family Residential and Accessory Structures)	
SIF $ 4672.00		***Community Development Department***	

Your Bridge to a Better Community

Ⓖ

BLDG ADDRESS 2485 Fountain head Blvd.

SQ. FT. OF PROPOSED BLDGS/ADDITION 16 732

TAX SCHEDULE NO. 2701-334-35015

SQ. FT. OF EXISTING BLDGS —0—

SUBDIVISION Fountain Greens

TOTAL SQ. FT. OF EXISTING & PROPOSED 16 732

FILING 2 BLK 3 LOT 2.3 Acers

NO. OF DWELLING UNITS: 16 DWELLING THS
Before: 16 After: 32 this Construction PERMIT

(1) OWNER Fountain Greens LLC

NO. OF BUILDINGS ON PARCEL
1655 Walnut St, Suite 300
Before: 1 After: 2 this Construction

(1) ADDRESS Boulder CO 80302

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 303-517-5825

DESCRIPTION OF WORK & INTENDED USE Multi-Family
Condominium units

(2) APPLICANT Just Companies

TYPE OF HOME PROPOSED:

(2) ADDRESS 826 21½ Rd

X Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)

(2) TELEPHONE 245-9316

_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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)
or _____ from center of ROW, whichever is greater

APR 5 2003
[stamp]

Permanent Foundation Required: YES ✓ NO _____

Side _____ from PL, Rear _____ from PL

Parking Req'mt ⟩ PER SITE PLAN

Maximum Height _____

Special Conditions ⟩ DATED 3-2-01

CENSUS 9 TRAFFIC 4 ANNX# _____

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 Steven Hyn

Date 2/6/02

Department Approval Bill NM

Date 2-13-02

| Additional water and/or sewer tap fee(s) are required: | YES ✓ | NO | W/O No. 14729 |
| Utility Accounting ~L Beasley | | Date 4/5/02 | |

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)*