

FEE \$ 0
TCP \$ 4800.00
SIF \$ 4672.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2485 Fountainhead Blvd. SQ. FT. OF PROPOSED BLDGS/ADDITION 16732

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

SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 16732

FILING 2 BLK 3 LOT 2.3 Acres NO. OF DWELLING UNITS: 16 16 DWELLINGS

(1) OWNER Fountain Greens LLC Before: 0 After: 16 this Construction THIS PERMIT

(1) ADDRESS 1655 Walnut St, Suite 300 NO. OF BUILDINGS ON PARCEL
Boulder CO 80302 Before: 0 After: 16 this Construction

(1) TELEPHONE 303-517-5825 USE OF EXISTING BUILDINGS _____

(2) APPLICANT Just Companies DESCRIPTION OF WORK & INTENDED USE Multi-Family
Condominium units

(2) ADDRESS 826 2 1/2 Rd 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

SETBACKS: Front PER SITE PLAN DATED 3.2.01 from property line (PL)
or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____

Side _____ from PL, Rear _____ Parking Req'mt PER SITE PLAN DATED

Maximum Height _____ Special Conditions 3.2.01

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 Steve Shaper Date 2/6/02

Department Approval Bill Nuth Date 2-13-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14728</u>
Utility Accounting <u>J. Bensley</u>	Date <u>4/15/02</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)