

FEE \$	<u>0</u>
TCP \$	<u>1600<sup>00</sup></u>
SIF \$	<u>1168<sup>00</sup></u>

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

FPP-2000 142  
BLDG PERMIT NO. 83236



Your Bridge to a Better Community

**(I)**

BLDG ADDRESS: 2485 Fountainhead 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 2.3 Acres NO. OF DWELLING UNITS:  
Before: ~~36~~ After: 40 this Construction 4 DWELLING

(1) OWNER Fountain Greens LLC NO. OF BUILDINGS ON PARCEL  
Before: 3 After: 4 this Construction THIS PERMIT

(1) ADDRESS 1655 Walnut St, Suite 300  
Boulder CO. 80302

(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 21 1/2 Rd TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) DATA

(2) TELEPHONE 245-9316

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure locations, 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 <sup>TR</sup>

ZONE PD Maximum coverage of lot by structures N/A

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 7 PER SITE PLAN

Maximum Height \_\_\_\_\_ Special Conditions AMSD 3-2-01

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 Steve [Signature] Date 2/6/02

Department Approval Bill [Signature] Date 2-13-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14731</u>
Utility Accounting	<u>[Signature]</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)