

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. 83234



Your Bridge to a Better Community

BLDG ADDRESS 2485 Fountainhead Blvd. <sup>(H)</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 3957

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: 4 UNITS THIS PERMIT  
 Before: 3B After: 3B this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 3 this Construction

(1) OWNER Fountain Greens LLC  
 (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) \_\_\_\_\_

(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**

ZONE RD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL  
 Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Maximum Height \_\_\_\_\_ Parking Req'mt > PER SITE PLAN DATED 3.2.01

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 [Signature] Date 2/6/02  
 Department Approval [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>14730</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/5/02</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)