

Planning \$ NONE	Drainage \$ N/A
TCP \$ 170.56	School Impact \$ 1,168

BLDG PERMIT NO. 61406
FILE # FPP-96-240

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 712 GLEN COURT TAX SCHEDULE NO. 2945-024-00-048
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6455
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER THE GLEN AT HORIZON DR LLC. NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 4 CONSTRUCTION
 (1) ADDRESS ASPEN CO 81611
 (1) TELEPHONE 970-925-8803 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (2) APPLICANT HORIZON BLDG USE OF ALL EXISTING BLDGS _____
 (2) ADDRESS 712 GLEN CT. DESCRIPTION OF WORK & INTENDED USE: _____
 (2) TELEPHONE 970-248-9895 Bldg 17 ONLY (4 units)

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 7.4 Landscaping / Screening Required: YES NO _____
 SETBACKS: Front As per plan from Property Line (PL) or Parking Req't As per approved plan
 _____ from center of ROW, whichever is greater Special Conditions: NONE
 Side _____ from PL Rear _____ from PL
 Maximum Height _____
 Maximum coverage of lot by structures _____ Census Tract 10 Traffic Zone 23 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 8-1-97

Department Approval [Signature] Date 8-1-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10429-10432

Utility Accounting [Signature] Date 8-1-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



CITY OF GRAND JUNCTION-CUSTOMER SERVICE DIVISION
250 N 5th Street, Grand Junction, CO 81501

QUOTE SHEET FOR SEWER OR WATER TAPS

DATE: 5-27-97

SERVICE ADDRESS: Glen Court (100) (1700)

SEWER DISTRICT: City WATER DISTRICT: City

EXISTING ACCOUNT NUMBER: —

NAME OF PROPOSED BUSINESS: 4-plexes

NAME, TITLE, & TELEPHONE OF PERSON REQUESTING QUOTE: Peter Carbone
Horizon Bldgs/GJ

NEW CONNECTION CHANGE OF USE SEPTIC TO SEWER

DESCRIPTION OF PROJECT/OPERATIONS OF BUSINESS:
4-plexes can be sold separately

INDUSTRIAL PRETREATMENT ISSUES: _____

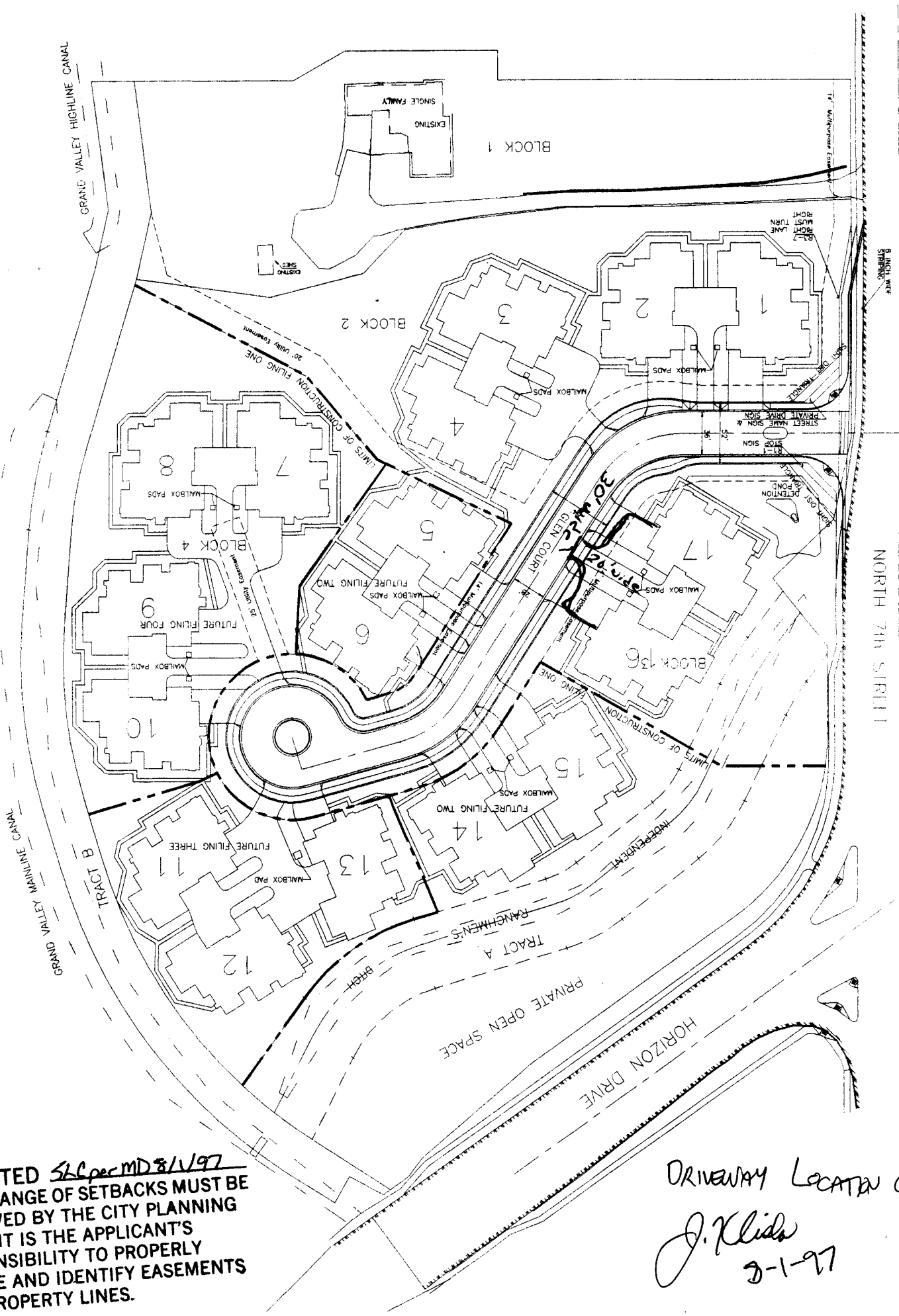
EQU CALCULATIONS:
ORD. REFERENCE: 38-74
CURRENT EQU (if applicable): 1 Equ each

PRICE CALCULATIONS: 750⁰⁰ x 4 = 3000⁰⁰
water 1000⁰⁰ x 5 = 5000⁰⁰

STAFF SIGNATURE: [Signature]

TOTAL DUE: 8,000⁰⁰

NOTE: QUOTES CAN BE SUBJECT TO CHANGE IF PLANS FOR PROJECT AND/OR PARAMETERS FOR CALCULATION OF PLANT INVESTMENT FEES AND TAPS CHANGE.



ACCEPTED *SLC per MD 8/1/97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVEWAY LOCATION OK
J. Klida
 8-1-97