

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>170.56</u>	School Impact \$ <u>292.00</u> / <u>land</u>

BLDG PERMIT NO. <u>64831</u>
FILE # <u>FPP-96-240</u>

per bldg

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 701 GLEN CT. TAX SCHEDULE NO. 2945-024-00-048

SUBDIVISION THE GLEN @ HORIZON DR. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7300

FILING _____ BLK _____ LOT Blk 1 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER THE GLEN @ HORIZON DR. LLC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 4 CONSTRUCTION

(1) ADDRESS 418 E. COOPER # 204 ASPEN

(1) TELEPHONE 970 925 2124 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 CONSTRUCTION

(2) APPLICANT CITY MTN. GRAND JCT LTD. C.L.C. USE OF ALL EXISTING BLDGS MULTI FAMILY

(2) ADDRESS 418 E. COOPER # 204 ASPEN DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT

(2) TELEPHONE 970 925 2124 4 PLEX

✓ 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 _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL Special Conditions: per plan

Maximum Height _____ Genus 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 4-17-98

Department Approval [Signature] Date 5-5-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 11257 11256

Utility Accounting [Signature] Date 5-5-98

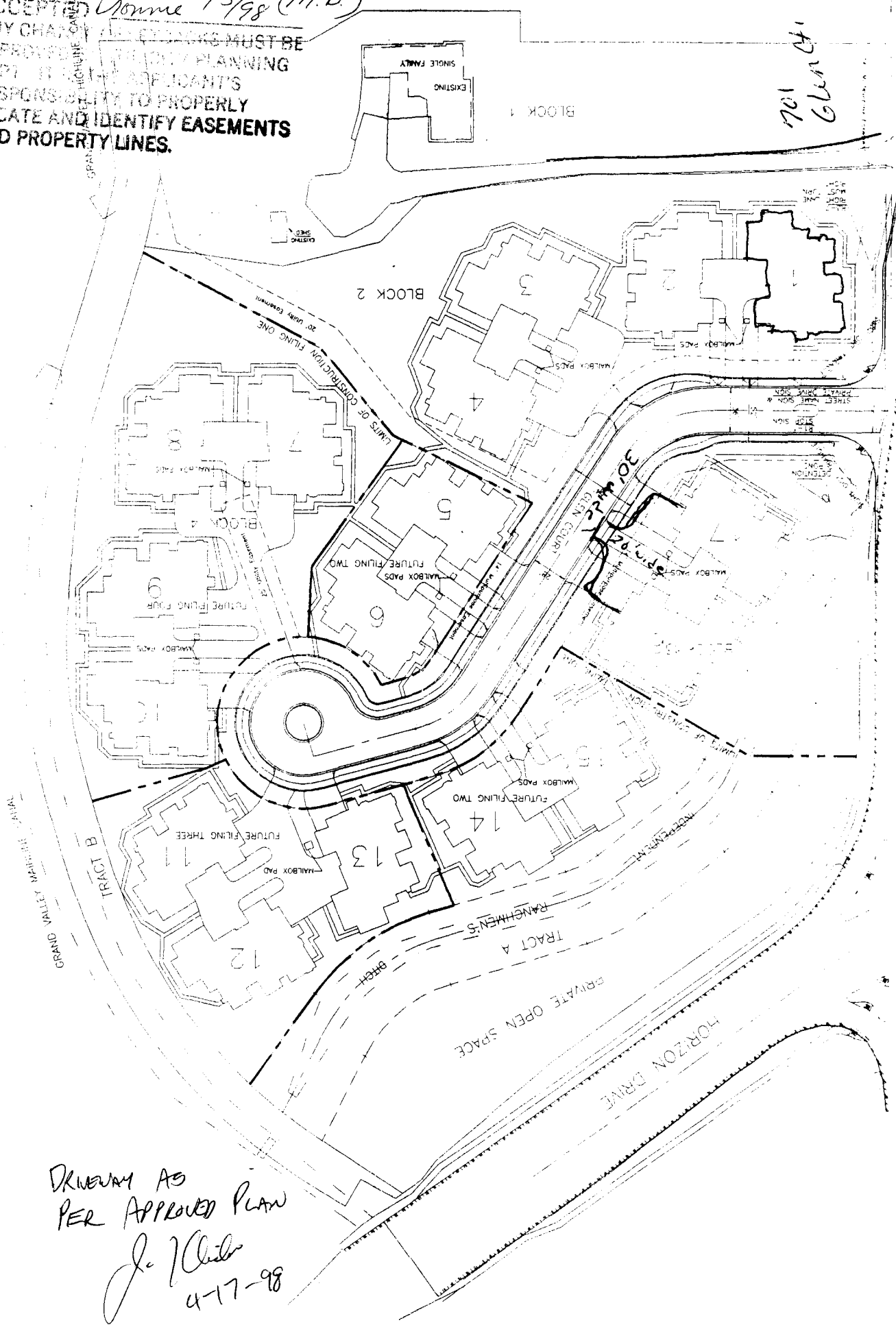
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Bonnie 5/5/98 (M.D.)

*701
6/17/99*



*DRIVEWAY AS
PER APPROVED PLAN
Jo White
4-77-98*