

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>170.56</u>	School Impact \$ <u>292.00 unit / = 1168.00</u>

BLDG PERMIT NO. <u>04232</u>
FILE # <u>RZP-96-157</u>

per bldg

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

95-131
FPP-96-240

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 709 GLEN CT TAX SCHEDULE NO. 2945-024-00-048

SUBDIVISION THE GLEN AT HORIZON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7,300

FILING _____ BLK _____ LOT Bldg 2 SQ. FT. OF EXISTING BLDG(S) _____

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

(1) ADDRESS 418 E. COOPER, ASPEN CO ^{SUIT 204} ₈₁₆₁₁ NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) TELEPHONE (970) 925-2124

(2) APPLICANT CITY MOUNTAIN, GRAND JUNCTION USE OF ALL EXISTING BLDGS MULTI FAMILY
LTD. LLP

(2) ADDRESS 418 E. COOPER, ASPEN CO ^{SUIT 204} ₈₁₆₁₁ DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT

(2) TELEPHONE (970) 925-2124 H-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 _____

Maximum coverage of lot by structures _____ 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

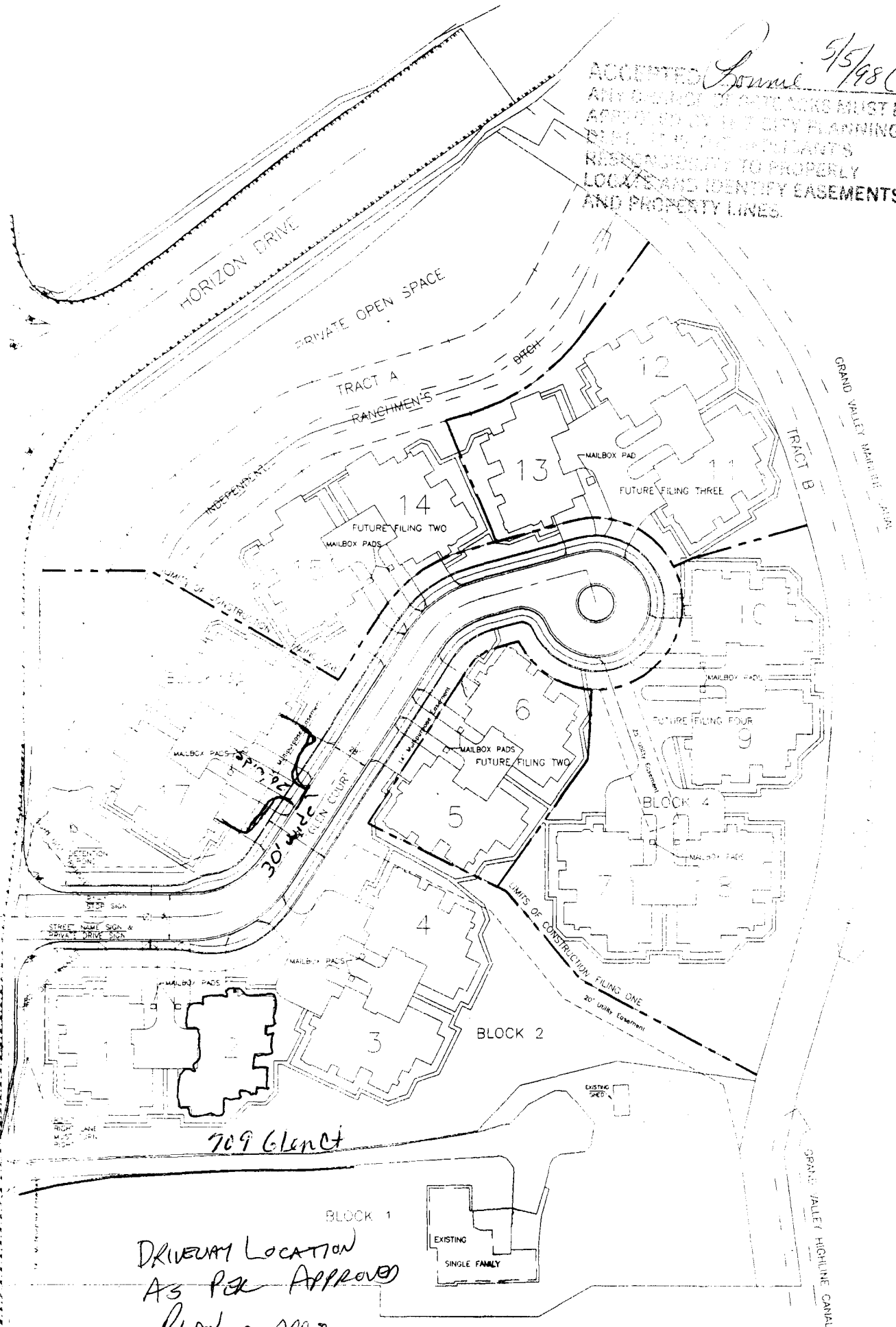
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11251-11256
11255-11254

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 *Tomie 5/5/98 (M.D.)*
ANY CHANGE TO THIS WORK 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
AS PER APPROVED
PLAN
J. Miller
477-90