

Planning \$ <u>10⁻</u>	Drainage \$ <u>—</u>
TCP \$ <u>170.56</u>	School Impact \$ <u>1168.00</u>

BLDG PERMIT NO. <u>70249</u>
FILE # <u>FPP-96-100240H-2</u>

PLANNING CLEARANCE

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

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 715 GLEN CT TAX SCHEDULE NO. 2945-024-00-~~000~~ 037
SUBDIVISION THE GLEN AT HORIZON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7,800
FILING — BLK — LOT BLDG 3 SQ. FT. OF EXISTING BLDG(S) (3) 7,800
OWNER THE GLEN @ HORIZON DE-II NO. OF DWELLING UNITS: BEFORE 12 AFTER 16
ADDRESS 418 E. COOPER ASPEN CO ^{SUITE 204} 81611 CONSTRUCTION
TELEPHONE (970) 925-2124 USE OF ALL EXISTING BLDGS MULTIFAMILY
APPLICANT CITY MOUNTAIN, GRAND JUNCTION DESCRIPTION OF WORK & INTENDED USE:
ADDRESS 418 E. COOPER ASPEN CO ^{SUITE 204} 81611 CONSTRUCTION OF 4-PLEX
TELEPHONE (970) 925-2124
✓ 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
SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: _____
MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 10 TRAFFIC ZONE 23 ANNEX _____

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 Grand Junction 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.

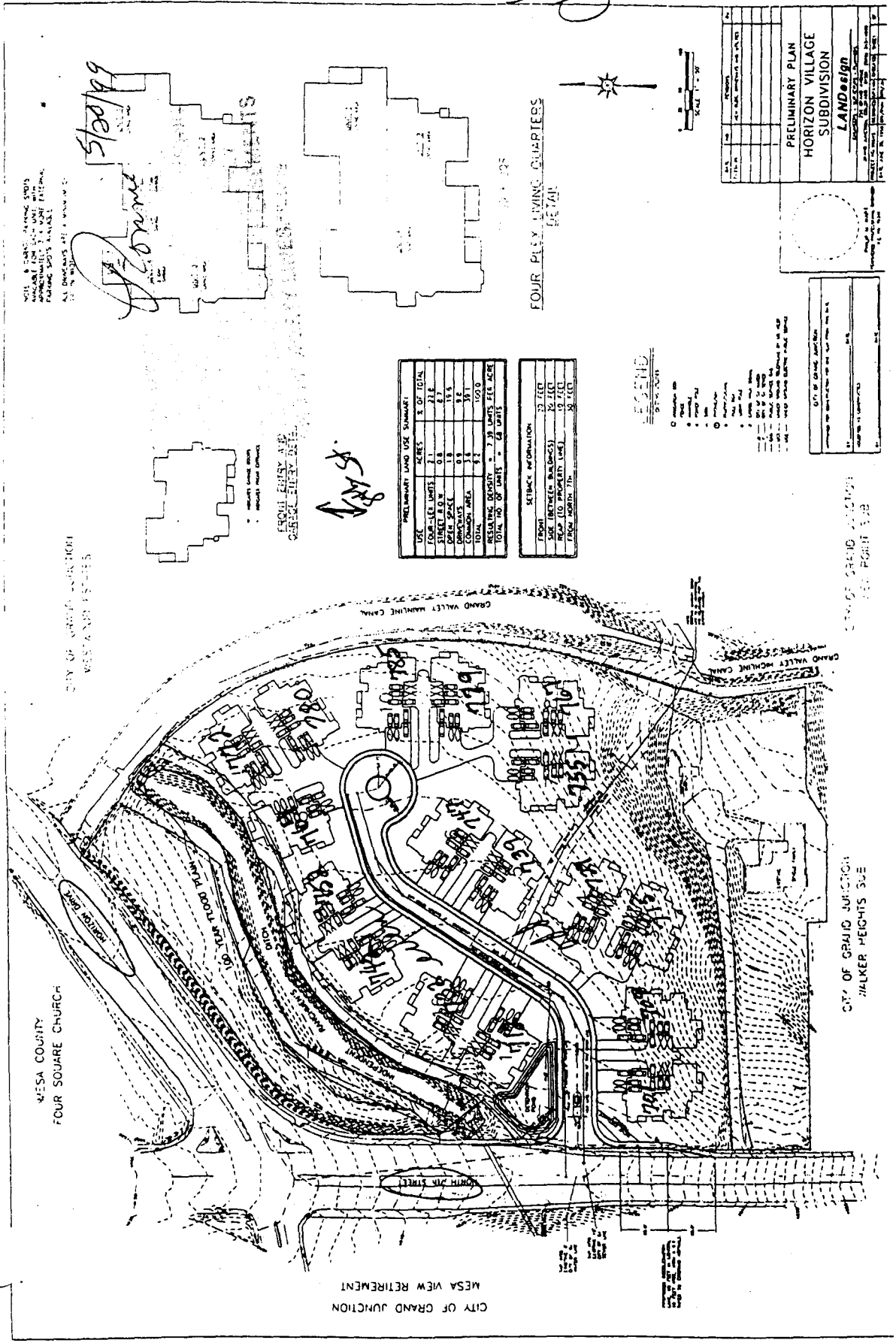
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 5/20/99
Department Approval [Signature: Ronnie Edwards] Date 5/20/99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12215</u>
Utility Accounting	<u>[Signature: Tracy Shipe]</u>		Date <u>5/20/99</u>

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

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



*Done Village
Hogner Thompson
Glen @*

Stoops
Romance

8/25

2945-00-5482
840-048

*Villas
Village 70's
Glen Ct
715
(Complex)*

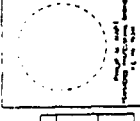
Elm St.

700'S

2 private

*644 N 9th assigned as address
for master parcel for purposes of
construction / water trailers*

NO.	AREA	ACRES	PERCENTAGE OF TOTAL
1	RESIDENTIAL UNITS	7.1	71%
2	STREET ROW	0.8	8%
3	COMMONS	0.9	9%
4	COMMON AREA	3.2	32%
TOTAL		12.0	100%



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ES&NO
SITE PLAN

- 1. Main Building
- 2. Street Row
- 3. Commons
- 4. Common Area
- 5. Landscaping
- 6. Parking
- 7. Utility
- 8. Other

FOUR PLAY LIVING QUARTERS
SITE PLAN

PRELIMINARY PLAN	
HORIZON VILLAGE SUBDIVISION	
LAND DESIGN	