

|                            |                                 |
|----------------------------|---------------------------------|
| Planning \$ <u>\$10.00</u> | Drainage \$ <u>—</u>            |
| TCP \$ <u>170,56</u>       | School Impact \$ <u>1168.00</u> |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>75663</u> |
| FILE # <u>FPP-1996-240</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 727 Glen Ct. TAX SCHEDULE NO. 2945-024-~~00-0787~~ 22-014

SUBDIVISION Glen @ Horizon Dr. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8183

FILING — BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) NA

OWNER THE GLEN @ HORIZON DR II NO. OF DWELLING UNITS: BEFORE 0 AFTER 4

ADDRESS 418 E. COOPER, SUITE 204 ASPEN CO 81611 CONSTRUCTION

TELEPHONE 970 925 2124 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4

APPLICANT CITY MOUNTAIN G. J., LTD., LLLP CONSTRUCTION

ADDRESS 418 E. COOPER, SUITE 204 ASPEN CO 81611 USE OF ALL EXISTING BLDGS NA

TELEPHONE 970 925 2124 DESCRIPTION OF WORK & INTENDED USE: new 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

SIDE: — from PL REAR: — from PL PARKING REQUIREMENT: —

SPECIAL CONDITIONS: per plan (envelopes)

MAXIMUM HEIGHT — CENSUS TRACT 10 TRAFFIC ZONE 23 ANNEX —

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

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).

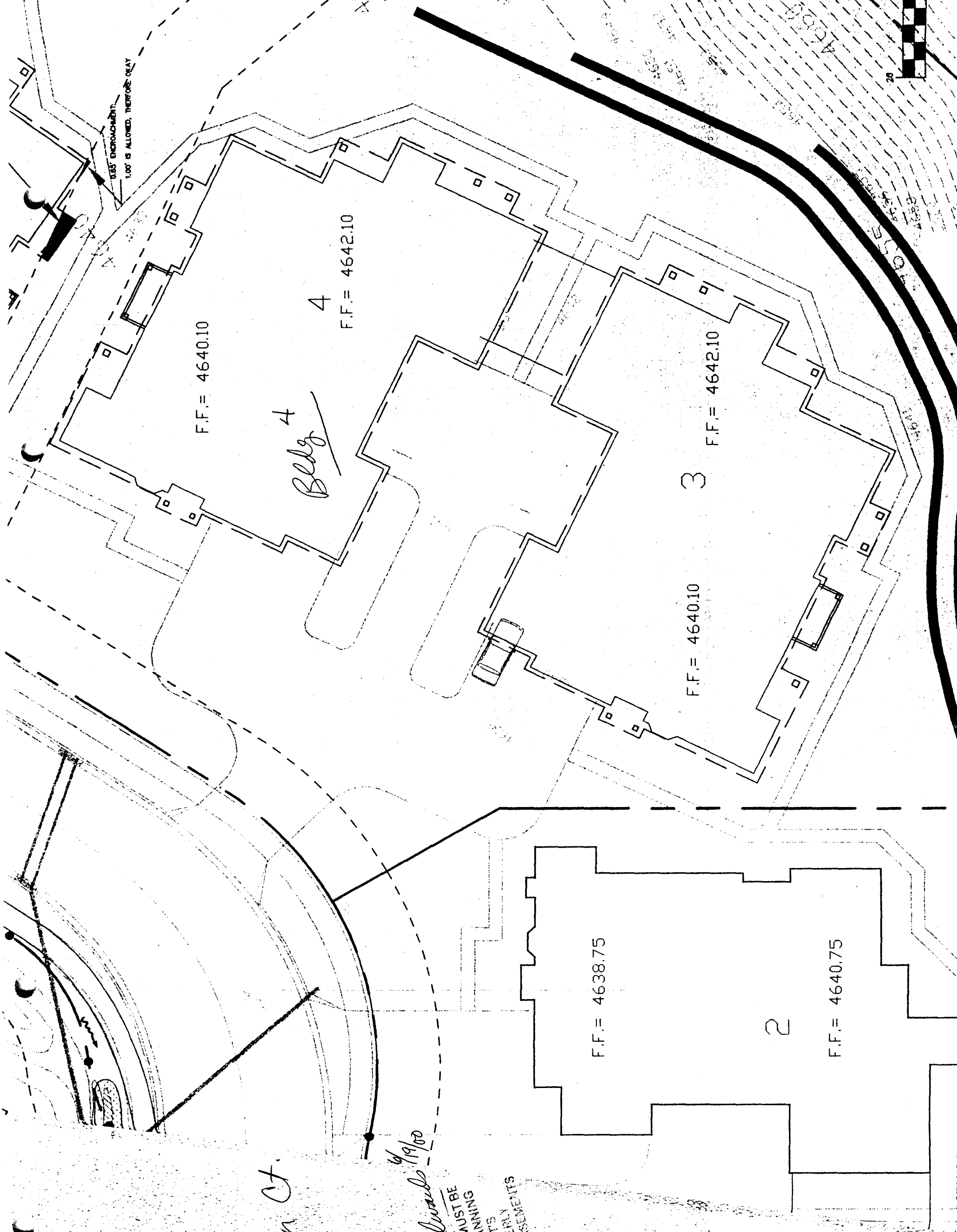
Applicant's Signature [Signature] Date 16-JUN-00

Department Approval Bonnie Edwards Date 6/19/00

|   |                      |
|---|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <u>—</u> NO <u>—</u> | W/O No. <u>13190</u> |
| Utility Accounting <u>[Signature]</u>   | Date <u>6/20/00</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)



727 Glen Ct.

4 pld

6/19/00  
Edwards

ACCEPTED FOR SETBACKS MUST BE  
 ANY CHANGE BY THE CITY PLANNING  
 APPROVED BY THE APPLICANTS  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO OBTAIN  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES