

Planning \$ 10.00 ^{\$10.00}	Drainage \$ <u>—</u>
TCP \$ <u>170.56</u>	School Impact \$ <u>1168.00</u>

BLDG PERMIT NO. <u>77148</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 732 Glen Ct.
 SUBDIVISION GLEN @ HORIZON DRIVE
 FILING _____ BLK 3 LOT 16
 OWNER THE GLEN @ HORIZON PR II
 ADDRESS 418 E COOPER, SUITE 204 ASPEN, CO. 81611
 TELEPHONE 970 925 2124
 APPLICANT CITY MOUNTAIN G.J., LTD., LLLP
 ADDRESS 418 E COOPER SUITE 204 ASPEN, CO 81611
 TELEPHONE 970 925 2124

TAX SCHEDULE NO. 2945-024-22-014 ~~4000~~ ⁰⁷⁷
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8183
 SQ. FT OF EXISTING BLDG(S) NA
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 4
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 4
 CONSTRUCTION one 4 plex
 USE OF ALL EXISTING BLDGS NA
 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
 SETBACKS: FRONT: 20 from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 20 from PL REAR: 10 from PL
 MAXIMUM HEIGHT 32'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: Wdg envelope attached
 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).

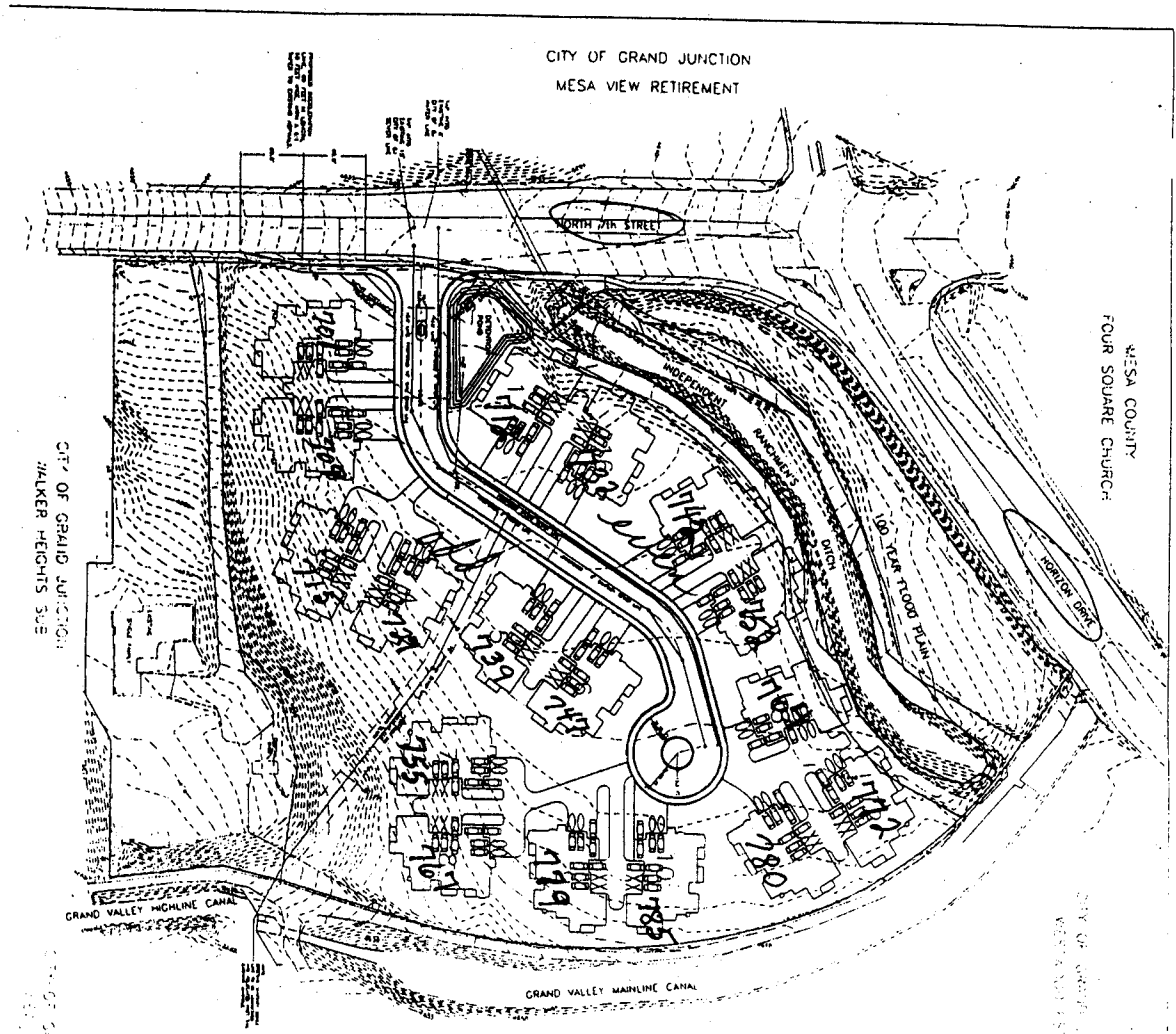
Applicant's Signature Chad Flemer Date 3-OCT-00
 Department Approval Ronnie Edwards Date 10-9-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13450</u>
Utility Accounting <u>KHalt</u>			Date <u>10/9/00</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)

*for the project for purposes of
 assigning the water meter
 700's
 2 provide meter*



MESA COUNTY
 FOUR SQUARE CHURCH

CITY OF GRAND JUNCTION
 MESA VIEW RETIREMENT

CITY OF GRAND JUNCTION
 WALKER HEIGHTS SUB

CITY OF GRAND JUNCTION
 WEST POINT SUB

CITY OF GRAND JUNCTION
 HORIZON VILLAGE SUB

PRELIMINARY PLAN
 HORIZON VILLAGE
 SUBDIVISION
 LAND DESIGN

USE	ACRES	% OF TOTAL
FRONT-LOT UNITS	1.1	2.2
STREET R.O.W.	0.8	1.7
COMMON AREAS	0.6	1.3
RESIDUAL OPEN SPACE	3.8	8.0
TOTAL	6.3	13.2
RESIDUAL OPEN SPACE	7.29 UNITS PER ACRE	
TOTAL NO. OF UNITS	46 UNITS	

FOR THE CITY OF GRAND JUNCTION
 ENGINEER AND
 LAND SURVEYOR

ACCEPTED
 APPROVED BY THE APPLICANT
 RESPONSIBILITY TO PROPERTY LINES
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

10/9/02
 [Signature]

*EMR St.
 Villas
 Village 1015*

2945-024-00-048

*Horizon Village
 done
 Glen @ Horizon*

F.F. = 4639.20

16

F.F. = 4637.20

Bldg #16

17

F.F. = 4639.20

F.F. = 4637.20

DRIVE OK
EH
10/4/00

Ronnie 10/9/00

ACCEPTED
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.