

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

*AL*

BLDG PERMIT NO. <u>81705</u>
FILE # <u>FRP-1996-240</u>

**PLANNING CLEARANCE**  
(multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 742 GLEN COURT

TAX SCHEDULE NO. 2945 024 12 941

SUBDIVISION THE GLEN @ HORIZON DR II

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ —

FILING — BLK 3 LOT BLDG 15

ESTIMATED REMODELING COST \$ —

OWNER THE GLEN @ HORIZON DR II

NO. OF DWELLING UNITS: BEFORE 0 AFTER 4  
CONSTRUCTION

ADDRESS 418 E. COOPER SUITE 204 ASPEN, CO.

USE OF ALL EXISTING BLDGS NA

TELEPHONE 970 925 2124

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

APPLICANT CITY MT. GRAND JCT, LTD, LLLP

NEW 4-PLEX

ADDRESS 418 E. COOPER SUITE 204 ASPEN CO.

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

SPECIAL CONDITIONS: \_\_\_\_\_

PARKING REQUIREMENT: \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES  NO

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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.

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 that 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 Charles Pearson

Date 18-SEP-01

Department Approval Ronnie Edwards

Date 9-25-01

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>14272</u>
Utility Accounting <u>CM</u>	Date <u>9/26/01</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)

HORIZO

ACCEPTED *Case No. 9/25/01*  
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



