

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>170.56</u>	School Impact \$ <u>1168.00</u>

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BLDG PERMIT NO. <u>79781</u>
FILE #

**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 747 GLEN CT.  
 SUBDIVISION THE GLEN @ HORIZON DR  
 FILING — BLK 4 LOT 6  
 OWNER THE GLEN @ HORIZON DRIVE II  
 ADDRESS 418 E. COOPER SUITE 204 ASPEN, CO.  
 TELEPHONE 970 925 2124  
 APPLICANT CITY MT. GRAND JCT., LTD., LLLP.  
 ADDRESS 418 E. COOPER SUITE 204 ASPEN, CO.  
 TELEPHONE 970 925 2124

TAX SCHEDULE NO. 2945 024 12 941  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ N/A  
 ESTIMATED REMODELING COST Bldg sqft. 8183  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 4 CONSTRUCTION  
 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 SPECIAL CONDITIONS: File # FPP-1996-240  
 PARKING REQUIREMENT: per bldg dept envelope attached  
 LANDSCAPING/SCREENING REQUIRED: YES  NO  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.

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 Cheri Pearson Date 1-MAY-01

Department Approval Ronnie Edwards Date 5-8-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.
Utility Accounting	<u>KHelt</u>		Date <u>5/8/01</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)

HORIZ

ACCEPTED *Barne*  
ANY CHANGE OF SETBACKS IN  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

RANCHMEN'S

BLISS

INDEPENDENT

MAILBOX

13

14

MAILBOX PADS

15

LIMITS OF CONSTRUCTION

FILING ONE

16

6

MAILBOX PADS

MAILBOX PADS

17

GLEN COURT

5

LIMITS OF C

4

7



