

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>170.56</u>	School Impact \$ <u>1,128.00</u>

BLDG PERMIT NO. <u>85767</u>
FILE # <u>FPP-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 772 GLEN CT, G.J. CO.
SUBDIVISION THE GLEN @ HORIZON DRIVE
FILING _____ BLK 4 LOT 12

TAX SCHEDULE NO. 2945 024 12 941
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
ESTIMATED REMODELING COST \$ _____

OWNER THE GLEN @ HORIZON DRIVE II
ADDRESS 418 E. COOPER SUITE 204 ASPEN CO.

NO. OF DWELLING UNITS: BEFORE 0 AFTER 4
CONSTRUCTION
USE OF ALL EXISTING BLDGS NA

TELEPHONE 970 925 2124
APPLICANT CITY MT. GRAND JCT, LTD, LLLP
ADDRESS 418 E. COOPER SUITE 204 ASPEN CO.
TELEPHONE 970 925 2124

DESCRIPTION OF WORK & INTENDED USE: NEW 4- PLEX - Bldg 12

✓ 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 PO
PARKING REQUIREMENT: _____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SPECIAL CONDITIONS: _____
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 [Signature]

Date 8 Aug 02

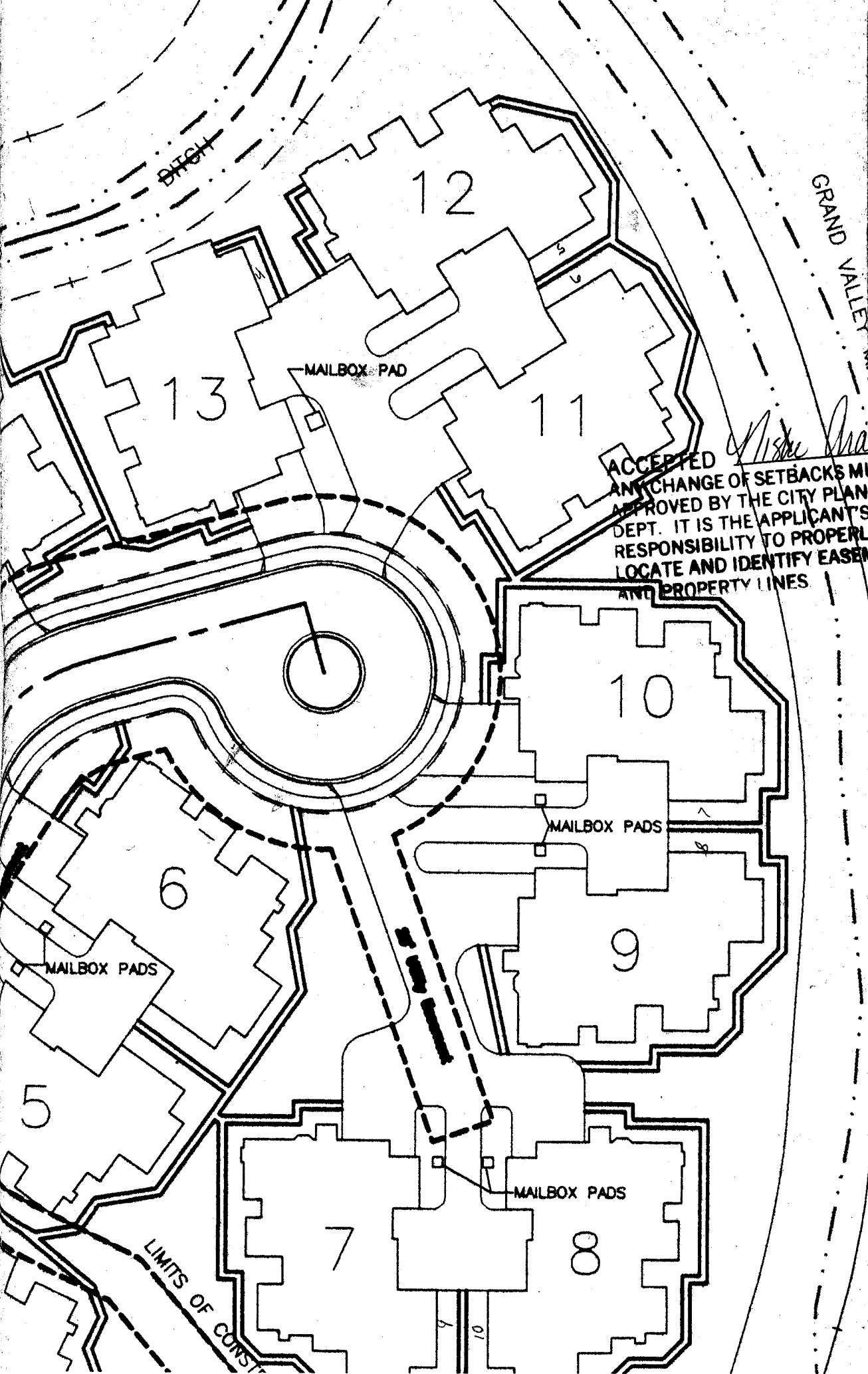
Department Approval [Signature: Ronnie Edwards]

Date 8/8/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15192</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/8/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



BTGH

GRAND VALLEY

MAILBOX PAD

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

Alister Mason 8/8/02

MAILBOX PADS

MAILBOX PADS

MAILBOX PADS

LIMITS OF CONSTRUCTION