

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>170.50</u>	School Impact \$ <u>1168.00</u>

@

BLDG PERMIT NO.
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 755 GLEN CT.

SUBDIVISION THE GLEN @ HORIZON DRIVE

FILING \_\_\_\_\_ BLK 4 LOT 7

OWNER THE GLEN @ HORIZON DRIVE #

ADDRESS 1113 WATERS AVE., ASPEN, CO.

TELEPHONE 970 925 2124

APPLICANT CITY MT. GRAND JCT., LTD., LLLP

ADDRESS 1113 WATERS AVE ASPEN, CO.

TELEPHONE 970 925 2124

TAX SCHEDULE NO. 2945 024 12 941

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ \_\_\_\_\_

ESTIMATED REMODELING COST \$ \_\_\_\_\_

NO. OF DWELLING UNITS: BEFORE 0 AFTER 4  
CONSTRUCTION

USE OF ALL EXISTING BLDGS NA

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
New 4-Plex Bldg # 7

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

B

ZONE PD SPECIAL CONDITIONS: \_\_\_\_\_

PARKING REQUIREMENT per Bldg envelope

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).

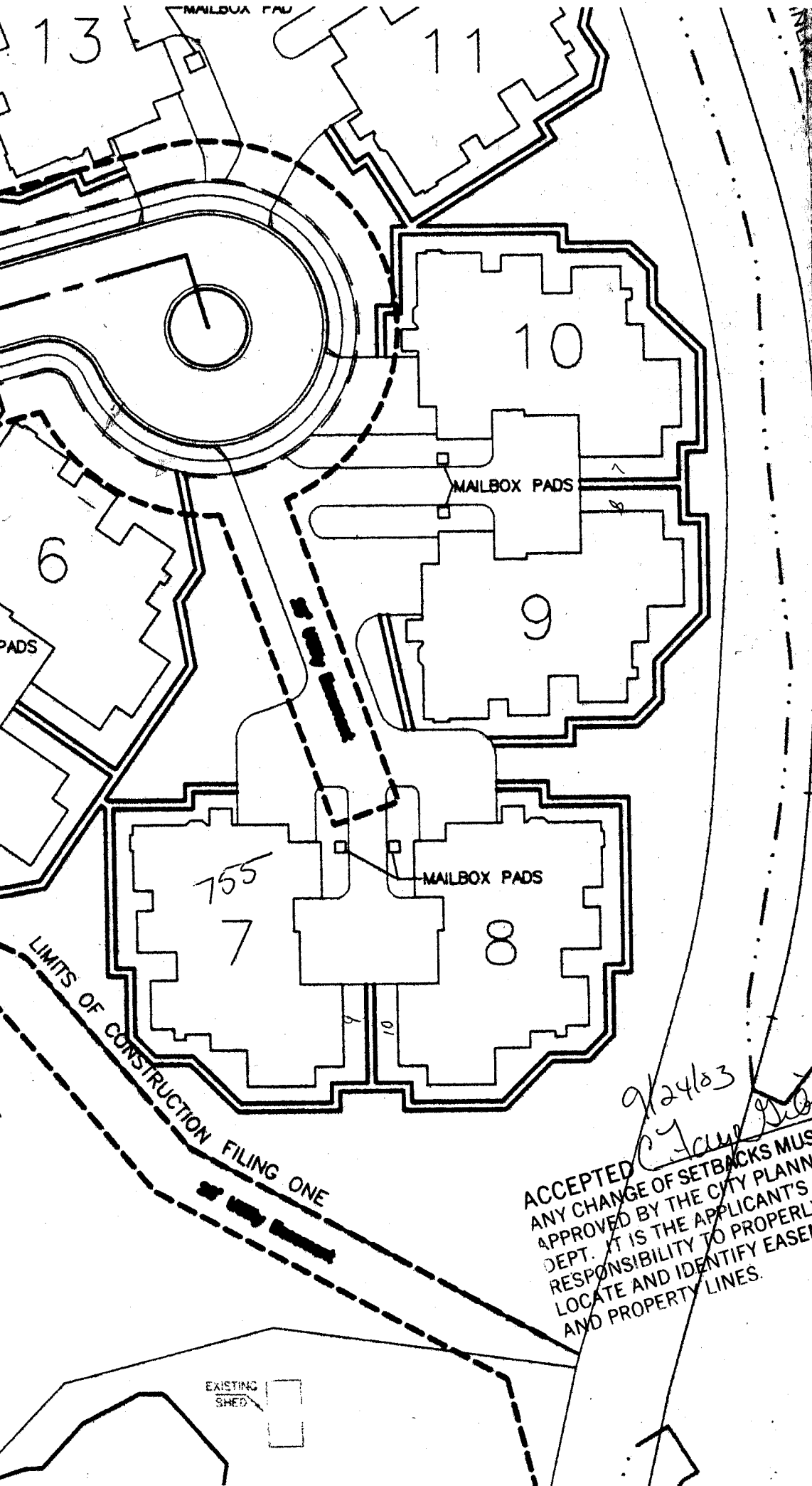
Applicant's Signature [Signature] Date 24 SEP 03

Department Approval [Signature] Date 9/24/03

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>[Signature]</u>	Date <u>9/24/03</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)



9/24/03  
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.

