

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>170.56</u>	School Impact \$ <u>1168.00</u>

BLDG PERMIT NO. <u>87918</u>
FILE # <u>FPP-1996-240</u>

PLANNING CLEARANCE

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

18126

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>785 GLEN CT.</u>	TAX SCHEDULE NO. <u>2945 024 12 941</u>
SUBDIVISION <u>THE GLEN @ HORIZON DR.</u>	CURRENT FAIR-MARKET VALUE OF STRUCTURE \$ _____
FILING _____ BLK <u>4</u> LOT <u>10</u>	ESTIMATED REMODELING COST \$ _____
OWNER <u>THE GLEN @ HORIZON DRIVE II</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>4</u>
ADDRESS <u>418 E. COOPER SUITE 204 ASPEN CO</u>	CONSTRUCTION _____
TELEPHONE <u>970 925 2124</u>	USE OF ALL EXISTING BLDGS <u>NA</u>
APPLICANT <u>CITY MT. GRAND JCT, LTP, LLP</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>418 E. COOPER SUITE 204 ASPEN CO</u>	<u>NEW 4-FLEX BLDG #10</u>
TELEPHONE <u>970 925 2124</u>	_____

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 <u>PD</u>	SPECIAL CONDITIONS: <u>approved</u>
PARKING REQUIREMENT: <u>2</u>	<u>per plan</u>
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>	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.

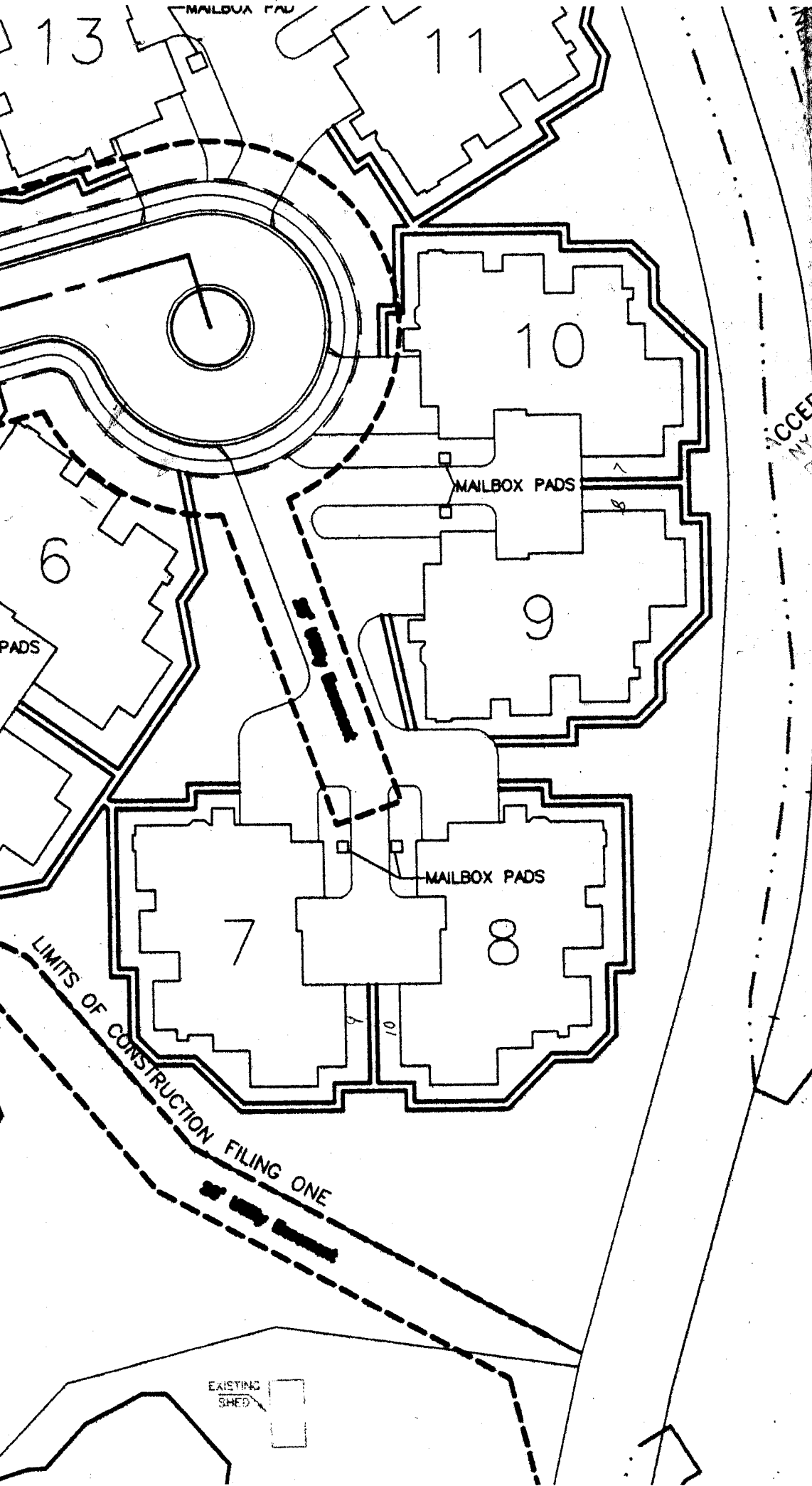
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions that apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>[Signature]</u>	Date <u>16 JAN 03</u>
Department Approval <u>[Signature]</u>	Date <u>11/27/03</u>

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>15255</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/27/03</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)



ACCEPTED *C. J. [Signature]* 11/27/03
 MY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

