7, \$	10.00	Drainage \$
TCP\$		School impact \$

BLDG PERMIT NO.	7814Le
FILE#	



PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT **

BUILDING ADDRESS 461 F 1/4 ROAD	TAX SCHEDULE NO. 2945-004-10-00	
SUBDIVISION THE HOMESTEAD IN GRAND JUNCTION	SQ. FT. OF PROPOSED BLDG(S)/ADDITIO	ON 800 s.f. #
FILING BLK LOT	SQ. FT OF EXISTING BLDG(S)	······································
OWNER <u>HACIENDA PARTNERS, LLC</u> ADDRESS 2461 F 1/4 ROAD	NO. OF DWELLING UNITS: BEFORE_ CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE_ CONSTRUCTION	
TELEPHONE (970) 255-7000	USE OF ALL EXISTING BLDGS	
APPLICANTHORIZON BUILDERS OF GRAND JCT., LLC	DESCRIPTION OF WORK & INTENDED	JSE:
ADDRESS <u>2461 F 1/4 ROAD</u> (970) 255-7000	CONSTRUCTION OF NEW GARAGES	
TELEPHONE	andards for Improvements and Develop	ment) document.
FIFT THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF *3	
ZONE	LANDSCAPING/SCREENING REQUIRED	: YES / NO
SETBACKS: FRONT: from Property Line (PL) or	PARKING REQUIREMENT:	
from center of ROW whichever is greater SIDE: from PL MAXIMUM HEIGHT	SPECIAL CONDITIONS:	*
MAXIMUM HEIGHT		
MAXIMUM COVERAGE OF LOT BY STRUCTURES	CENSUS TRACT 9 TRAFFIC ZON	E ANNX
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.		
Four (4) sets of final construction drawings must be submitted and some stamped set must be available on the job site at all times.	tamped by City Engineering prior to issuing	the Planning Clearance.
I hereby acknowledge that I have read this application and the inform laws, regulations, or restrictions which apply to the project. I understabut not necessarily be limited to non-use of the building(s).	ation is correct; I agree to comply with any a nd that failure to comply shall result in legal a	nd all codes, ordinances, action, which may include
Applicant's Signature	Date	12/2400
Department Approval 9/15/11 Magn	Date/	2/22/00
Additional water and/or sewer tap fee(s) are required: YES	N6 W/O No.	
Utility Accounting Jobi Deerhat	Date 12/3	ω

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)

Planning \$	10.00	Drainage \$
TCP \$		School Impact \$

BLDG PERMIT NO. 78/44
FILE#

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT **

BUILDING ADDRESS 2461 F 1/4 ROAD	TAX SCHEDULE NO		
SUBDIVISION THE HOMESTEAD IN GRAND JUNCTION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800 S.F. #		
FILING BLK LOT	SQ. FT OF EXISTING BLDG(S)		
OWNERADDRESS HACIENDA PARTNERS, LLC	NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION		
TELEPHONE (970) 255-7000	USE OF ALL EXISTING BLDGS		
APPLICANTHORIZON BUILDERS OF GRAND JCT., LLC	DESCRIPTION OF WORK & INTENDED USE:		
ADDRESS 2461 F 1/4 ROAD	CONSTRUCTION OF NEW GARAGES		
TELEPHONE (970) 255-7000 Submittal requirements are outlined in the SSID (Submittal S			
// •	LANDSCAPING/SCREENING REQUIRED: YES X NO		
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL	PARKING REQUIREMENT:		
MAXIMUM HEIGHT from PL	Cleurances were issued for app. 9,10		
MAXIMUM COVERAGE OF LOT BY STRUCTURES			
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.			
	stamped by City Engineering prior to issuing the Planning Clearance.		
	nation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include		
Applicant's Signature	Date 14/100		
Department Approval 4/15lu Magon	Date		
Additional water and/or sewer tap fee(s) are required: YES	NO X W/O No.		
Utility Accounting billerbolt	Date 12/22/00		

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)

Planning \$	10.00	Drainage \$
<u>.</u>		
TCP \$		School Impact \$

BLDG PERMIT NO. 78/39

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT ** TAX SCHEDULE NO. 2945-004-10-006 BUILDING ADDRESS 2461 F 1/4 ROAD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600 S.F. SUBDIVISION THE HOMESTEAD IN GRAND JUNCTION FILING _____ BLK ____ LOT ____ SQ. FT OF EXISTING BLDG(S) NO. OF DWELLING UNITS: BEFORE_____ AFTER _____ HACIENDA PARTNERS, LLC OWNER NO. OF BLDGS ON PARCEL: BEFORE_____ AFTER____ ADDRESS 2461 F 1/4 ROAD CONSTRUCTION TELEPHONE (970) 255-7000 USE OF ALL EXISTING BLDGS APPLICANT HORIZON BUILDERS OF GRAND JUNCTION. LEGESCRIPTION OF WORK & INTENDED USE: ADDRESS 2461 F 1/4 ROAD CONSTRUCTION OF NEW GARAGES TELEPHONE (970) 255-7000 ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF LANDSCAPING/SCREENING REQUIRED: YES Y NO _____ ZONE RONT: _______ from Property Line (PL) or from senter of HOW, whichever is greater SETBACKS: FRONT: PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: MAXIMUM HEIGHT MAXIMUM COVERAGE OF LOT BY STRUCTURES 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. Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times. 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 which 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 Department Approval Additional water and/or sewer tap fee(s) are required: W/O No.

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning)

Utility Accounting

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

Date

Planning \$	10.00	Drainage \$
TCP\$		School Impact \$

BLDG PERMIT NO. 78/45
FILE#

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT "EN

7.W 7.W 2.757700 2461 F 1/4 ROAD	2945-004-10-006	
BUILDING ADDRESS 2461 F 1/4 ROAD SUBDIVISION THE HOMESTEAD IN GRAND JUNCTION	TAX SCHEDULE NO. 2945-004-10-006 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800 S.F. #/	
FILING BLK LOT	SQ. FT OF EXISTING BLDG(S)	
OWNERHACIENDA PARTNERS, LLC	NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION	
ADDRESS 2461 F 1/4 ROAD	NO. OF BLDGS ON PARCEL: BEFOREAFTER CONSTRUCTION	
TELEPHONE 970-255-7000	USE OF ALL EXISTING BLDGS	
	CDESCRIPTION OF WORK & INTENDED USE:	
ADDRESS 2461 F 1/4 ROAD	CONSTRUCTION OF NEW GARAGES	
TELEPHONE 970-255-7000 Submittal requirements are outlined in the SSID (Submittal S		
FIFT THIS SECTION TO BE COMPLETED BY COMM	MUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE	LANDSCAPING/SCREENING REQUIRED: YES X NO	
SETBACKS: FRONT: from Property Line (PL) or	PARKING REQUIREMENT:SPECIAL CONDITIONS:	
SIDE: from PL REAR: from PL	SPECIAL CONDITIONS:	
MAXIMUM HEIGHT		
MAXIMUM COVERAGE OF LOT BY STRUCTURES	CENSUS TRACT TRAFFIC ZONE ANNX	
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.		
Four (4) sets of final construction drawings must be submitted and some stamped set must be available on the job site at all times.	stamped by City Engineering prior to issuing the Planning Clearance.	
	nation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include	
Applicant's Signature	Date 17/27/00	
Department Approval //She MagaL	Date	
Additional water and/or sewer tap fee(s) are required: YES	NO No	
Utility Accounting Do Jewolt	Date 200	

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)

Planning \$	10.00	Drainage \$
TCD®		School Impact \$

BLDG PERMIT NO. 78/43
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

 $^{\rm KSP}$ THIS SECTION TO BE COMPLETED BY APPLICANT $^{\rm SER}$

BUILDING ADDRESS 2461 F 1/4 Road	TAX SCHEDULE NO. 2945-004-10-006	
SUBDIVISION The Homestead in Grand Junction	SQ. FT. OF PROPOSED BLDG(S)/ADDITION600 s.f. #[/	
FILING BLK LOT	SQ. FT OF EXISTING BLDG(S)	
Hacienda Partners, LLC	NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION	
ADDRESS 2461 F 1/4 Road	NO. OF BLDGS ON PARCEL: BEFOREAFTER CONSTRUCTION	
TELEPHONE 970-255-7000	USE OF ALL EXISTING BLDGS	
APPLICANTHORIZON Builders of Grand Jct., LLC	DESCRIPTION OF WORK & INTENDED USE:	
ADDRESS 2461 F 1/4 Road	Construction of New Garages	
TELEPHONE 970-255-7000 Submittal requirements are outlined in the SSID (Submittal S	Standards for Improvements and Development) document.	
_	LANDSCAPING/SCREENING REQUIRED: YES NO	
SIDE: from PL REAR: from PL	PARKING REQUIREMENT: SPECIAL CONDITIONS:	
MAXIMUM COVERAGE OF LOT BY STRUCTURES	CENSUS TRACT 9 TRAFFIC ZONE 4 ANNX	
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.		
	stamped by City Engineering prior to issuing the Planning Clearance.	
	nation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include	
Applicant's Signature	Date 12/23/60	
Department Approval ///she Magon	Date 12/22/00	
Additional water and/or sewer tap fee(s) are required: YES	NO W/O No	
Utility Accounting Webi Deubolt	Date 12/22/00	

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)

Planning \$	10.00	Drainage \$
TCP\$		School Impact \$

BLDG PERMIT NO. 78142 FILE#

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT **

2461 F 1/4 Road	2945-004-10-006	
BUILDING ADDRESS 2461 F 1/4 Road	TAX SCHEDULE NO.	
SUBDIVISION The Homestead in Grand Junction	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 s.f.	
FILING BLK LOT	SQ. FT OF EXISTING BLDG(S)	
Hacienda Partners, LLC OWNER	NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION	
OWNER2461 F 1/4 Road ADDRESS	NO. OF BLDGS ON PARCEL: BEFOREAFTERCONSTRUCTION	
TELEPHONE 970-255-7000	USE OF ALL EXISTING BLDGS	
APPLICANT Horizon Builders of Grand Jct., LLC	DESCRIPTION OF WORK & INTENDED USE:	
ADDRESS2461 F 1/4 Road	Construction of New Garages	
TELEPHONE 970-255-7000 Submittal requirements are outlined in the SSID (Submittal S		
// ^	UNITY DEVELOPMENT DEPARTMENT STAFF **	
ZONE //)	LANDSCAPING/SCREENING REQUIRED: YES Y NO	
SETBACKS: FRONT:	PARKING REQUIREMENT: SPECIAL CONDITIONS:	
SIDE:from PL REAR: from PL	SPECIAL CONDITIONS:	
MAXIMUM HEIGH		
MAXIMUM COVERAGE OF LOT BY STRUCTURES	CENSUS TRACT TRAFFIC ZONE ANNX	
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	stamped by City Engineering prior to issuing the Planning Clearance.	
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 which 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	Date /Z/2Z/00	
Department Approval	Date 12/22/00	
Additional water and/or sewer tap fee(s) are required: YES	NO W/O No.	
Utility Accounting Lebi Deubat	Date 12122100	

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)

Planning \$	10.00	Drainage \$
TCP\$		School Impact \$

BLDG PERMIT NO. 78/4/ FILE#

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BUILDING ADDRESS 2461 F 1/4 Road	TAX SCHEDULE NO. 2945-004-10-006	
SUBDIVISION The Homestead in Grand Junction	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 s.f.	
FILING BLK LOT	SQ. FT OF EXISTING BLDG(S)	
Hacienda Partners, LLC OWNER	NO. OF DWELLING UNITS: BEFOREAFTER	
OWNERADDRESS 2461 F 1/4 Road	NO. OF BLDGS ON PARCEL: BEFOREAFTER CONSTRUCTION	
TELEPHONE 970-255-7000	USE OF ALL EXISTING BLDGS	
APPLICANT Horizon Builders of Grand Junction,	IDESCRIPTION OF WORK & INTENDED USE:	
	Construction of New Garages	
970-255-7000 TELEPHONE Submittal requirements are outlined in the SSID (Submittal S	Standards for Improvements and Development) document.	
This section to be completed by come	MUNITY DEVELOPMENT DEPARTMENT STAFF ***	
zone	LANDSCAPING/SCREENING REQUIRED: YES 1 NO	
SETBACKS: FRONT:Afrom Property Line (PL) or	PARKING REQUIREMENT:	
SIDE: from PL REAR: from PL	PARKING REQUIREMENT:SPECIAL CONDITIONS:	
MAXIMUM HEIGHT		
MAXIMUM COVERAGE OF LOT BY STRUCTURES	CENSUS TRACT TRAFFIC ZONE ANNX	
Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspecies used by the Building Department (Section 307, Uniform Building guaranteed prior to issuance of a Planning Clearance. All other resusance of a Certificate of Occupancy. Any landscaping require condition. The replacement of any vegetation materials that die or a and Development Code.	g, by the Community Development Department Director. The structure action has been completed and a Certificate of Occupancy has been Code). Required improvements in the public right-of-way must be quired site improvements must be completed or guaranteed prior to do by this permit shall be maintained in an acceptable and healthy are in an unhealthy condition is required by the Grand Junction Zoning	
Four (4) sets of final construction drawings must be submitted and one stamped set must be available on the job site at all times.	stamped by City Engineering prior to issuing the Planning Clearance.	
	nation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include	
Applicant's Signature	Date /Z/22/03	
Department Approval	Date	
Additional water and/or sewer tap fee(s) are required: YES	NO W/O No.	
Utility Accounting Tobic Germal	t Date 12/2021	
	•	

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)

Planning \$ 10 00	Drainage \$	
TCP\$	School Impact \$	

BLDG PERMIT NO. 78140
FILE#

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT **

BUILDING ADDRESS 2461 F 1/4 Road	TAX SCHEDULE NO. 2945-004-10-006 SQ. FT. OF PROPOSED BLDG(S)/ADDITION				
SUBDIVISION The Homestead in Grand Junction	SQ. FT. OF PROPOSED BLDG(S)/ADDITION (DOS-F-7				
FILING BLK LOT	SQ. FT OF EXISTING BLDG(S)				
OWNER	NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION				
ADDRESS 2461 F 1/4 Road	NO. OF BLDGS ON PARCEL: BEFOREAFTER CONSTRUCTION				
TELEPHONE 970-255-7000	USE OF ALL EXISTING BLDGS				
APPLICANT Horizon Builders of Grand Jct., LLC DESCRIPTION OF WORK & INTENDED USE:					
ADDRESS 2461 F 1/4 Road	Construction of New Garages				
TELEPHONE					
** THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF **				
ZONE PD	LANDSCAPING/SCREENING REQUIRED: YESNO				
SETBACKS: FRONT: from Property Line (PL) or	PARKING REQUIREMENT:				
SETBACKS: FRONT: from Property Line (PL) or from center of ROW whichever is greater SIDE: from PL	SPECIAL CONDITIONS: <u>See Atlached</u>				
MAXIMUM HEIGHT					
MAXIMUM COVERAGE OF LOT BY STRUCTURES	CENSUS TRACT 9 TRAFFIC ZONE 4 ANNX				
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Applicant's Signature	Date				
Department Approval Juits J (astello Date 12/22/00					
Additional water and/or sewer tap fee(s) are required: YES	W/O No.				
Utility Accounting Jebi Clubalt	Date D D O				

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)

