

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</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 <u>751 Horizon Ct.</u>	TAX SCHEDULE NO. <u>2701-364-26-033</u>
SUBDIVISION <u>N/A</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>1.3 mil</u>
FILING _____ BLK _____ LOT _____	ESTIMATED REMODELING COST \$ <u>1500⁰⁰</u>
OWNER <u>Robert J. + Yvonne de la Hoya</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
ADDRESS <u>2291 Shiprock Rd</u>	CONSTRUCTION _____
TELEPHONE <u>Grand Junction 8583</u>	USE OF ALL EXISTING BLDGS _____
APPLICANT <u>2425324</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>Genesee above</u>	<u>Expansions Existing Stone</u>
TELEPHONE _____	<u>Port 6-8 plus 4x extension</u>
	<u>Hoop overhang</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>C-1</u>	SPECIAL CONDITIONS: <u>Replacing glass</u>
PARKING REQUIREMENT: <u>N/A</u>	<u>front</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: [Signature] Date: 12/19/02

Department Approval: [Signature] Date: 12/19/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>NO in use check</u>
Utility Accounting	<u>Marshall - Coll</u>		Date <u>12/19/02</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)

R. ARNOLD BUTLER, MAI
COLORADO & GRAH
CERTIFIED GENERAL APPRAISER

ARNIE BUTLER & COMPANY
APPRAISERS/CONSULTANTS
300 MAIN STREET, SUITE 301
GRAND JUNCTION, COLORADO 81501

*Discussed with Tom Woodmansee
on 12-16-02. He concurred
that the value is reasonable.*
KP

AREA CODE 970
TELEPHONE 241-2716
FAX 241-5833

January 25, 2002

Mr. Rick Brown
Vice President
WestStar Bank
2448 F - Road
Grand Junction, CO 81505

*2701-364-26-033
Purchased 2/12/02
for \$1.3 mil.*

Dear Mr. Brown:

In response to your request to prepare an appraisal of the multi-tenant office building located at 751 Horizon Court, Grand Junction, Colorado, I have made an inspection of that property. This inspection was made for the purpose of estimating the Market Value of the Leased Fee Estate and Fee Simple Estate, as defined in this report as of January 18, 2002.

The accompanying report describes the approaches to value and the conclusions derived by application of the approaches. All data used, logic employed and conclusions are subject to the enclosed assumptions and limiting conditions. The appraisal is being completed in conformance to the Weststar Bank's Appraisal Reporting Guidelines. It also conforms with and the prevailing guidelines issued under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as interpreted by the appraiser. This report is completed in a Complete, appraisal provided in a Summary format.

Based upon my investigation and analysis of the data gathered with respect to this assignment, I have formed the opinion that the present Market Value of the leased fee interest for the subject, As Is, was:

ONE MILLION THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS
(\$1,325,000)

This letter does not address the value of the proposed project as was provided to Weststar Bank as a second appraisal analysis.

Very truly yours,
Arnie Butler & Company

[Signature]
R. Arnold Butler, MAI
Certified General Appraiser
License No. CG01313160

33,534 \$ Built 1978

Paid \$38,764