

Planning \$ <u>5.00</u>	Drainage \$ <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$ <u>Ø</u>

(00)

BLDG PERMIT NO. <u>86836</u>
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 744 Horizon Ct Suite 300 TAX SCHEDULE NO. 2701-361-26-035

SUBDIVISION _____ CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,019,370.00

FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 35,000

OWNER Hens Greiner Holding's NO. OF DWELLING UNITS: BEFORE 2 AFTER 1
CONSTRUCTION

ADDRESS 744 Horizon Ct USE OF ALL EXISTING BLDGS Offices

TELEPHONE 241-5500 DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Koos Const Inc New interior walls for
offices

ADDRESS 2050 Wrangler Ct

TELEPHONE 242-8779

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 C-1 SPECIAL CONDITIONS: OCT 22 2002

PARKING REQUIREMENT: N/A _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X 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 10-22-02

Department Approval [Signature] Date 10/22/02

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10/22/02</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)