

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

(10)

BLDG PERMIT NO. <u>802919</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 751 Horizon Ct

TAX SCHEDULE NO. 2701-364-26033

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 808,340.00

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 10,000.00

OWNER Robert & Yvonne Armautrou

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 2291 Shiprock Rd.

USE OF ALL EXISTING BLDGS Office Space

TELEPHONE 242-5324

DESCRIPTION OF WORK & INTENDED USE: Remodel

APPLICANT SBH Rentals - Constr.

Interior Office Space For

ADDRESS 667 24 1/2 Rd.

Kelly King M.D

TELEPHONE 248-5457

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

60% vacant / NO RETAIL / NO MANUFACTURE / 20-30 EMP

* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *

ZONE C-1

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

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 10-31-02

Department Approval [Signature]

Date 10-31-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Clara Mallee</u>		Date <u>10/31/02</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)