

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>#1A</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
~~600,000.00~~

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 200,000.00

OWNER Robert & Yvonne Armentrout

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 2291 Shiprock Rd.

USE OF ALL EXISTING BLDGS Office Space

TELEPHONE 248-5324

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT SRH RENTALS - Const.

Remodel - Interior

ADDRESS 667 24 1/2 Rd G.J.

offices - Facade

TELEPHONE 970-248-5457

Upgrade, Add a 4'x10' elevator w/er setbacks.

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: N/A

PARKING REQUIREMENT: N/A

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 Steven R. Nylund

Date 8-28-02

Department Approval C. Faye Johnson

Date 8/29/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no chg in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>8/29/02</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)

IZON COURT

30.00

A=39.27'
R=25.80'
D=90°00'00"
B=S 04°50'00" W
C=35.36'
T=25.00'

S 40°10'00" E 223.45'

87.85' (87.54)

85.00'

6' UTILITY EASEMENT
BOOK 11 PAGE 145

9 SPACES

8/30/02
Claye Dixon
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
RECREATE AND IDENTIFY EASEMENTS
LOCAL AND
AND

new elevator

TWO-STORY
BUILDING
SKYLINE BLDG.
751 HORIZON COURT
28760 SQ. FT.

24

23

74.91

20.76

S 49°50'00" W 175.00'

SKYLINE COURT

16

UTILITY EASEMENT
BOOK 1163 PAGE 369

10 SPACES

8 SPACES

15' UTILITY EASEMENT

25' 25'

10 SPACES

CEZ TWO
SQ. FT.
RES

10 SPACES