| Planning $ 5.00 | Drainage $ ∅ | | BLDG PERMIT NO. 87883 |
| TCP $ ∅ | School Impact $ ∅ | | FILE # |

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

68605-8639

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜

BUILDING ADDRESS 757 Horizon Ct

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Robert Armantrovt

ADDRESS 2291 Shiprock Rd

TELEPHONE 242-5324

APPLICANT Steve Hejl

ADDRESS _____

TELEPHONE _____

TAX SCHEDULE NO. 2701-364-26-033

CURRENT FAIR MARKET VALUE OF STRUCTURE $ 1.3 million

ESTIMATED REMODELING COST $ 5,000.00

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
    CONSTRUCTION

USE OF ALL EXISTING BLDGS Office

DESCRIPTION OF WORK & INTENDED USE: Remodel dentist office by putting in half walls.

✓ *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

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES ____ NO X

SPECIAL CONDITIONS: _____

_____

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.

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 _____ Date 1/29/03

Department Approval C. Faye Dobson Date 1/29/03

| Additional water and/or sewer tap fee(s) are required: | YES | NO ✓ | W/O No. No chg in use |
| Utility Accounting _____ | | | Date 1/29/03 |

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)