

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

(a)

BLDG PERMIT NO. <u>912127</u>
FILE #

### PLANNING CLEARANCE

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

08605-8639

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 751 Horizon Ct. #108

TAX SCHEDULE NO. 2701-364-26-033

SUBDIVISION Horizon Park Plaza

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1.3 million

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2223 24+  
pt of 25

ESTIMATED REMODELING COST \$ 8,000.00

OWNER Robert Armantroust

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

ADDRESS 2291 Shiprock

USE OF ALL EXISTING BLDGS office space

TELEPHONE 242-5324

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

APPLICANT Same

Remodel Existing office

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

(last 12 months reviewed)  
24

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: \_\_\_\_\_

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 [Signature]

Date 9-9-03

Department Approval Gayleen Henderson

Date 9-10-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>interim renewal</u>
Utility Accounting <u>[Signature]</u>			Date <u>9-10-03</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)

ARNOLD BUTLER, MAI  
COLORADO & GYAN  
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 241-5853

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 WeststarBank'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

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

33,534 \$ Built 1978

Paid \$38.76 \$