

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

(2)

BLDG PERMIT NO. <u>9021U</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 708 Horizon Dr
 SUBDIVISION NA
 FILING NA BLK NA LOT NA

TAX SCHEDULE NO. 2701-364-00-074
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,070,870
 ESTIMATED REMODELING COST \$ 30,000

OWNER Charles - Jan Sarti
 ADDRESS 708 Horizon Dr. 81506
 TELEPHONE (970) 243-4150

NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Motel
 DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Fox Const
 ADDRESS 2212 Tuscany 81503
 TELEPHONE 970-245-1369

Demo Old Covered Entry
Rebuild New Covered Entry
New Tile Roof

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: _____
 LANDSCAPING/SCREENING REQUIRED: YES NO

SPECIAL CONDITIONS: _____
 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 07-03-2003

Department Approval [Signature]

Date 7-3-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>7/3/03</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)