

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

BLDG PERMIT NO.
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 740 Horizon Ct
 SUBDIVISION Horizon Park Plaza
 FILING _____ BLK _____ LOT 12
 OWNER STEPHEN CASTOR / CANNVEST
 ADDRESS 743 HORIZON CT, SUITE 204
 TELEPHONE 248-9012
 APPLICANT DIRT-N-IRON, INC.
 ADDRESS 119 E. ASPEN, FRUITA, CO.
 TELEPHONE 858-4009

TAX SCHEDULE NO. 2701-304-20-012
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 210,990.00
 ESTIMATED REMODELING COST \$ 6,000
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS OFFICE
 DESCRIPTION OF WORK & INTENDED USE: DEMO
interior OFFICE

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: interior demo
only. Will remodel later
 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 1-26-04

Department Approval [Signature] Date 1/26/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>interior</u>
Utility Accounting <u>[Signature]</u>			Date <u>1-26-04</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)