

Planning \$ 10.00	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

52882-8645

THIS SECTION TO BE COMPLETED BY APPLICANT

#X3

BUILDING ADDRESS 744 HORIZON CT. #240
 SUBDIVISION HORIZON PARK PLAZA
 FILING _____ BLK _____ LOT 8-11

TAX SCHEDULE NO. 2701-361-26-035
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 3,831,610
 ESTIMATED REMODELING COST \$ 25,000.00

OWNER DR. MIKE MARTIN, DDS, PC
 ADDRESS 744 HORIZON CT #240
 TELEPHONE 245-3633

NO. OF DWELLING UNITS: BEFORE N.A. AFTER N.A.
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS DR. OFFICES
 DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT KEYSTONE Custom Bldrs
 ADDRESS P.O. Box 1807
 TELEPHONE 243-9428

INTERIOR REMODEL
STORAGE RM. CONVERTED TO
BREAK RM. & EXAM RM.

✓ 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 Gregory R. Hylchurst Date 9/25/07
 Department Approval Paul Hylchurst Date 9/25/07

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>interior remodel</u>
Utility Accounting	<u>Debra Kowale</u>		Date <u>9-25-07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)