



BUILDING PERMIT

City of Aurora Colorado

Permit#: 2025-2530957 LT
Date: June 25, 2025

Colorado's only IAS Accredited Building Department

Address of Job: 16786 E ILIFF AVE
Contractor: LUJAN INVESTMENT GROUP
Work: BUILDINGONLINE | THE MONARCHS EVENTS TENANT IMPROVEMENT

Conditions: PERMITTED FOR CERTIFICATE OF OCCUPANCY: These submittal documents DO provide sufficient information to approve the above addressed space for occupancy when completed and approved by inspection.

Inspections: Mechanical Electrical Plumbing Structural Knox Box Exit Signs / Emerg Lights

This permit has been issued for compliance using the 2021-I-Codes/Aurora Muni Code/2023-NEC Other inspections may be required. Additional inspections for Zoning, Grading and Engineering may be required before a Certificate of Occupancy can be issued. All exterior work must be completed within one year.

Fee Determination Assessment:	\$75,000.00	Construction Type:	UBC Type V-N
Taxable Amount:	\$37,500.00	Occupancy Group:	IBC A-3
		C of O Required:	Yes

FEES PAID:	
Permit Fee	\$1,347.50
Plan Fee	\$1,347.50
Bldg. Use Tax	\$1,406.25
Arap. County Open Space Bld Use Tax	\$89.06
Arap. County Transactional Fee	\$4.69
TOTAL: \$4,195.00	

Notes to Applicant:

- Printed approved city plans are required to be on-site for the inspector at time of inspection.
- For general information call (303) 739-7420 between the hours of 7:30am to 4:30pm. Online inspection requests are available 24 hours a day. The PERMITEE accepts FULL responsibility for all work done under this permit. All work must be done in accordance with all applicable building codes.
- Permit is not valid until all fees have been paid in full.
- Building Permits expire automatically after 180 days unless inspections are requested, or if the time between inspections exceeds 180 days. Requests to extend a permit must be made to the Chief Building Official in writing.

Project#: 1899006

City of Aurora, Colorado

1899006

ADDRESS: 16786 E ILIFF AVE

PERMIT NUMBER: 2025-2530957-000-00 LT

ALL GENERAL AND SUB CONTRACTORS ARE REQUIRED TO BE LICENSED

TYPE OF CONTRACTOR	NAME	LICENSE NO.
General		
Concrete		
Waterproofing		
Mason		
Roofing		
Lathing/Gypsum Board		
HVAC		
Electrical (State number)		
Plumbing		
Insulation		
Fire Protection		
Water/Sewer		

NOTE: * ROUGH INSPECTIONS MUST SHOW ON PLUMBING, ELECTRICAL & HVAC BEFORE ROUGH FRAME INSPECTION

	Comments	Date	Initials
Under Ground Plumbing			
* Rough Plumbing			
Final Plumbing			
Water/Sewer Service Lines			
Concrete Encased Ground			
* Rough Electrical			
Electrical Service			
Final Electrical			
Gas Pipe			
* Rough HVAC			
Final HVAC			
Footing	Caisson	Engineer's Letter	
Concrete Reinforcing		Engineer's Letter	
Foundation Waterproofing		Survey	
Structural Floor			
Roof/Pre-Roof			
* Rough Frame			
Insulation			
Gypboard			
Final Frame			

Fire Alarm (rough)	Final	
Fire Sprinkler (UG)	Rough	Final
Fire Lanes	Exits/EM	Knox Box
LS Misc Type	UG	Rough
		Final

Engineering _____ Grade _____ Zoning _____

Building Inspections call before 4:30 PM or schedule online www.auroragov.org/building for next day inspection.**Call (303) 739-7420, fax to (303) 739-7412 or email: inspections@auroragov.org**