

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>75865</u>
FILE #

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

*ex*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 360 Grand Ave  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK 75 LOT 17-21  
OWNER Chamber of Commerce  
ADDRESS 360 Grand Ave  
TELEPHONE 242-3214  
APPLICANT Terry Larson  
ADDRESS 2105 Mesas Ave  
TELEPHONE 245-9657

TAX SCHEDULE NO. 2945-142-39-009  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 428,960.00  
ESTIMATED REMODELING COST \$ 4500<sup>00</sup>  
NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION  
USE OF ALL EXISTING BLDGS offices  
DESCRIPTION OF WORK & INTENDED USE: office enlargement - partition walls

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 B-1 SPECIAL CONDITIONS: interior only  
PARKING REQUIREMENT: no change  
LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO N/A 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 Terry Larson Date 7-7-00  
Department Approval Ronnie Edwards Date 7-7-00

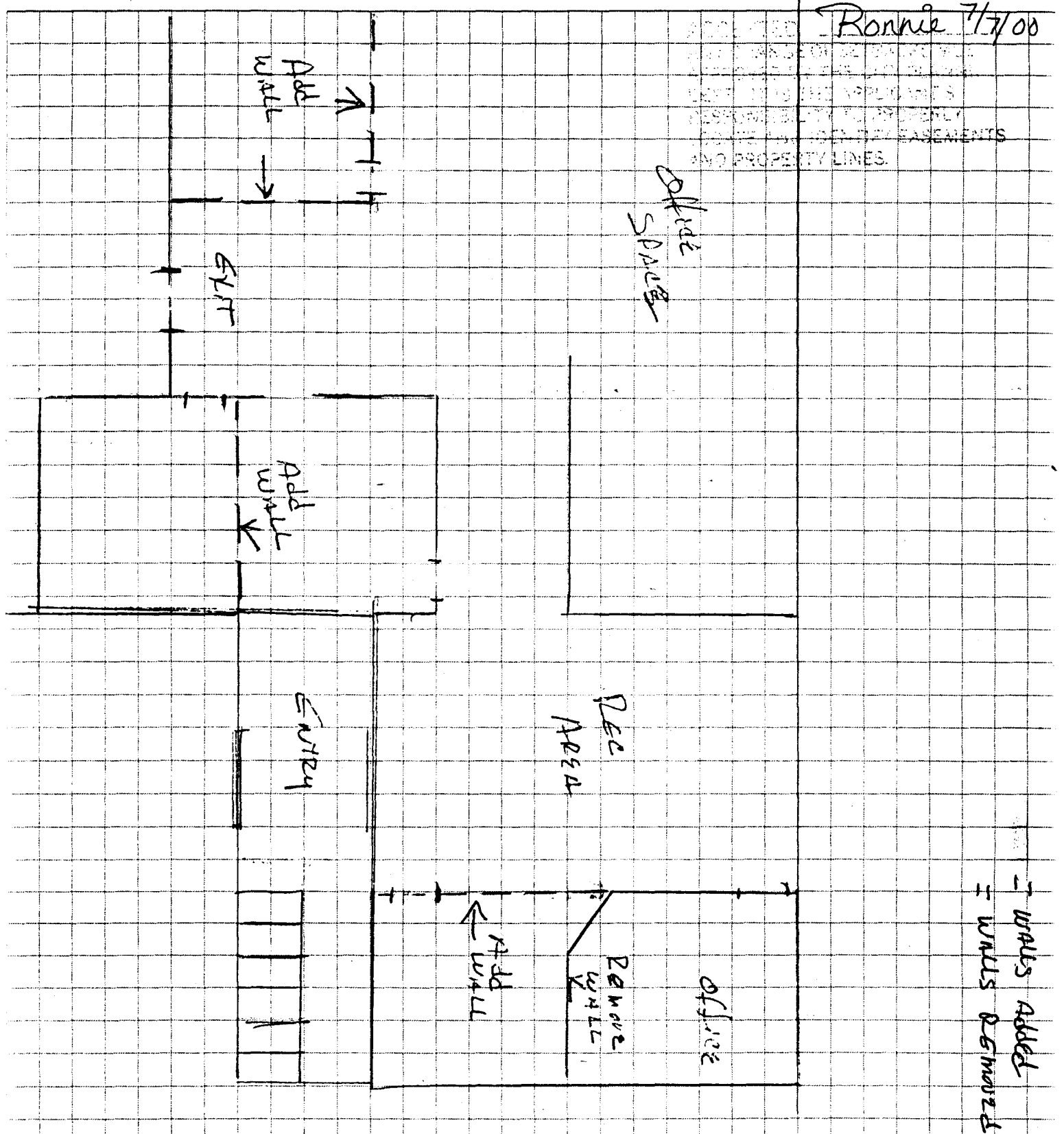
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>interior remodel</u>
Utility Accounting <u>R. Kanauer</u>			Date <u>7-7-00</u>

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)

350-0000  
Normal  
Blank

Ronnie 7/7/00



Job Name Chamber of Commerce  
Location 360 Grand Ave  
Technical Representative Terry L CARSON  
260-0450

Job Number LARSON & LARSON ENT-INC  
Sheet \_\_\_\_\_ of \_\_\_\_\_  
By \_\_\_\_\_ Date \_\_\_\_\_