

0.00
 TCP \$ 0 School Impact \$ 0

Permit # 76458
 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 764 Horizon Drive
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER 764 Group Ltd
 ADDRESS 6500 Stapleton Dr. South Suite F-201
Denver, CO 80216
 TELEPHONE 303-388-5319
 APPLICANT James L. Chambers Jr.
 ADDRESS 526 32 1/2 RD, Clifton, CO 80520
 TELEPHONE 250-8247

TAX SCHEDULE NO. 2106-312-01-017
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,753,440
 ESTIMATED REMODELING COST \$ 4200
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION _____
 USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE: Add 64 sqft
area for unisex Handicap Bathroom. Part & decorate
restrooms on 1-2-3 floors

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 SPECIAL CONDITIONS: _____
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT 110 TRAFFIC ZONE 15 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 James L. Chambers Date 9-7-00
 Department Approval C. Fay Gibson Date 9-7-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Debi Oberholt</u>		Date <u>9-7-00</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)