

TCP \$ _____ School Impact \$ _____

Permit # 76807
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 2860 NAVIGATORS Way TAX SCHEDULE NO. 2705-313-00-941
 SUBDIVISION WALKER FIELD CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 90,000
 FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 1500
 OWNER J FUOCO LLC NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 ADDRESS 4360 RACQUET CT. CONSTRUCTION
 TELEPHONE 970 256 0081 USE OF ALL EXISTING BLDGS AIRCRAFT HANGAR
 APPLICANT JAMES E. FUOCO DESCRIPTION OF WORK & INTENDED USE: EXISTING
 ADDRESS SAME BUILDING, ADDING
 TELEPHONE SAME REST ROOM

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 PAD SPECIAL CONDITIONS: Int. Rem. NCIU
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT 16 TRAFFIC ZONE 14 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 9/14/00
 Department Approval [Signature] Date 9-14-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>9-14-00</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)