

Planning \$ <u>5.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>✓</u>



BLDG PERMIT NO. <u>79582</u>
FILE # <u>SPR-2000-022</u>

PLANNING CLEARANCE

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

~~2845 Heritage Way~~ #6 in computer
 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2862 Navigator Way TAX SCHEDULE NO. 2705-311-05-006

SUBDIVISION J. Fuoco LLC Condominium Hangars CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 31,560

FILING — BLK — LOT Unit #6 ESTIMATED REMODELING COST \$ 1500.00

OWNER J. F. Magnier NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION

ADDRESS 1204 W 4th St. USE OF ALL EXISTING BLDGS Hangars

TELEPHONE — DESCRIPTION OF WORK & INTENDED USE: toilet (small bathroom)

APPLICANT Jack Carpenter

ADDRESS —

TELEPHONE —

✓ 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 PAP SPECIAL CONDITIONS: interior only

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 Jack Carpenter Date 4/22/01

Department Approval C. Taylor Nelson Date 4/23/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg use</u>
Utility Accounting <u>Rotter Kanover</u>			Date <u>4-23-01</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)