

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

BLDG PERMIT NO. <u>87379</u>
FILE #

## PLANNING CLEARANCE

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

50196-29104

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2874 AVIATORS WAY

TAX SCHEDULE NO. 2705-312-00-941

SUBDIVISION \_\_\_\_\_

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 305,590.00

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

ESTIMATED REMODELING COST \$ 5,000

OWNER RUTH PFLIEDER

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS \_\_\_\_\_

USE OF ALL EXISTING BLDGS AIRPLANE HANGAR

TELEPHONE \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE: FINISH

APPLICANT BOA BUILDERS

BATHROOM

ADDRESS BOX 603, PALISADE, CO 81526

TELEPHONE 970 464 7842

✓ 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: Interior Remodel

PARKING REQUIREMENT: none

MU

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO

CENSUS TRACT 14 TRAFFIC ZONE 1C 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 Thomas J. Bosko

Date 2/12/2003

Department Approval Michele Magan

Date 2/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>interior finish only</u>
Utility Accounting <u>Dotter Kanover</u>			Date <u>2-12-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)