

DATE SUBMITTED: 5-19-88

PERMIT # 30904
30293

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2828 H Road

SQ. FT. OF BLDG: 3000

SUBDIVISION: _____

SQ. FT. OF LOT: 120 x 200

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Walker Field Public Airport

USE OF ALL EXISTING BUILDINGS: 0

ADDRESS: 2828 H Rd.
Authority

PHONE: 244-9100

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

Aircraft hangar / meeting room

FOR OFFICE USE ONLY

ZONE: PAD

FLOODPLAIN: YES _____ NO

SETBACKS: F n/a S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: n/a

CENSUS TRACT #: 16

PARKING SPACES REQ'D: 19

TRAFFIC ZONE: 14

LANDSCAPING/SCREENING: per plan

SPECIAL CONDITIONS: Approval by

& approval by Airport Authority

authority

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

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 SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5-19-88

APPROVED BY: M. Sathubel

[Signature]
SIGNATURE

C/O 9/21/90

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 30904

DATE 9-19-90

PERMISSION IS HEREBY GRANTED TO Civil Air Patrol TO OCCUPY THE
BUILDING SITUATED AT 2828 H Rd.

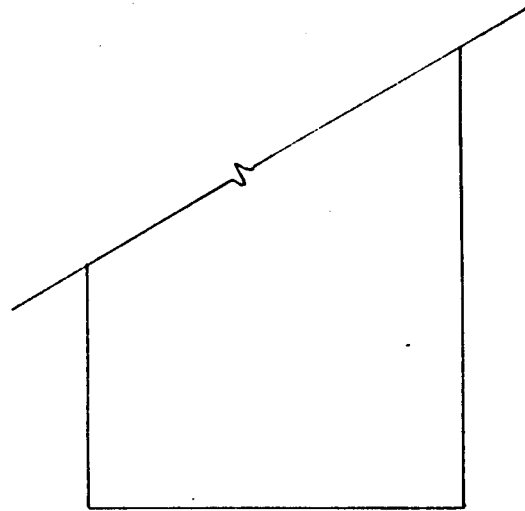
LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2705-313-00-941

FOR THE FOLLOWING PURPOSE: Aircraft hangar w/ offices

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR *T. Sedon*
City Planning *Kathy Korman 9/21/90*
*Landscaping will be installed when
irrigation system is complete as per Mike Sedon's*



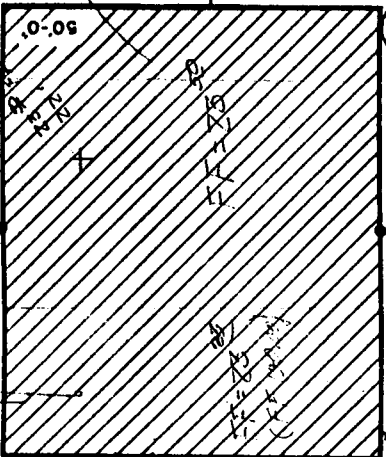
PK MAIL
TEMP. BENCH MARK
ELEV. = 4828.10

470.00

150.00

120.00

40'-0" A



Upright Juniper

50'-0"

20'-0"

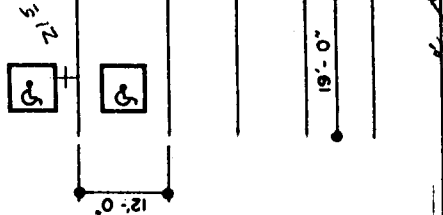


upright junipers

200.00



Tall Juniper



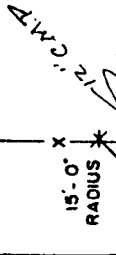
5'-0"

12'-0"

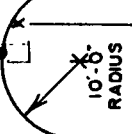
19'-0"

33'-0"

71'-0"



15'-0" RADIUS



10'-0" RADIUS

Ryegrass low maintenance lawn area

27'-0"

14'-3"

X