

FEE \$ 5<sup>00</sup>

BLDG PERMIT NO. 52686

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

3-1-0500-01-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 805 Eagle Dr

TAX SCHEDULE NO. 2705-311-00-941

SUBDIVISION Walker Field

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

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

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER AirPort Authority

NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 2828 Walker Field Dr

NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 244 9100

USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Delbert McClure

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS 2510 So Broadway

(2) TELEPHONE 245-2938

upgrade electrical/ asbestos removal  
replace generator bldg & fuel tank

✓ 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

Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or  
\_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Special Conditions: Above ground fuel tank  
needs Fire Dept. & Bldg. Dept.

Maximum Height \_\_\_\_\_

CENSUS TRACT 16 TRAFFIC ZONE 14 Approved

Maximum coverage of lot by structures \_\_\_\_\_

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 G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 which 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 Delbert McClure

Date 7/7/95

Department Approval Ronnie Edwards

Date 7/7/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X

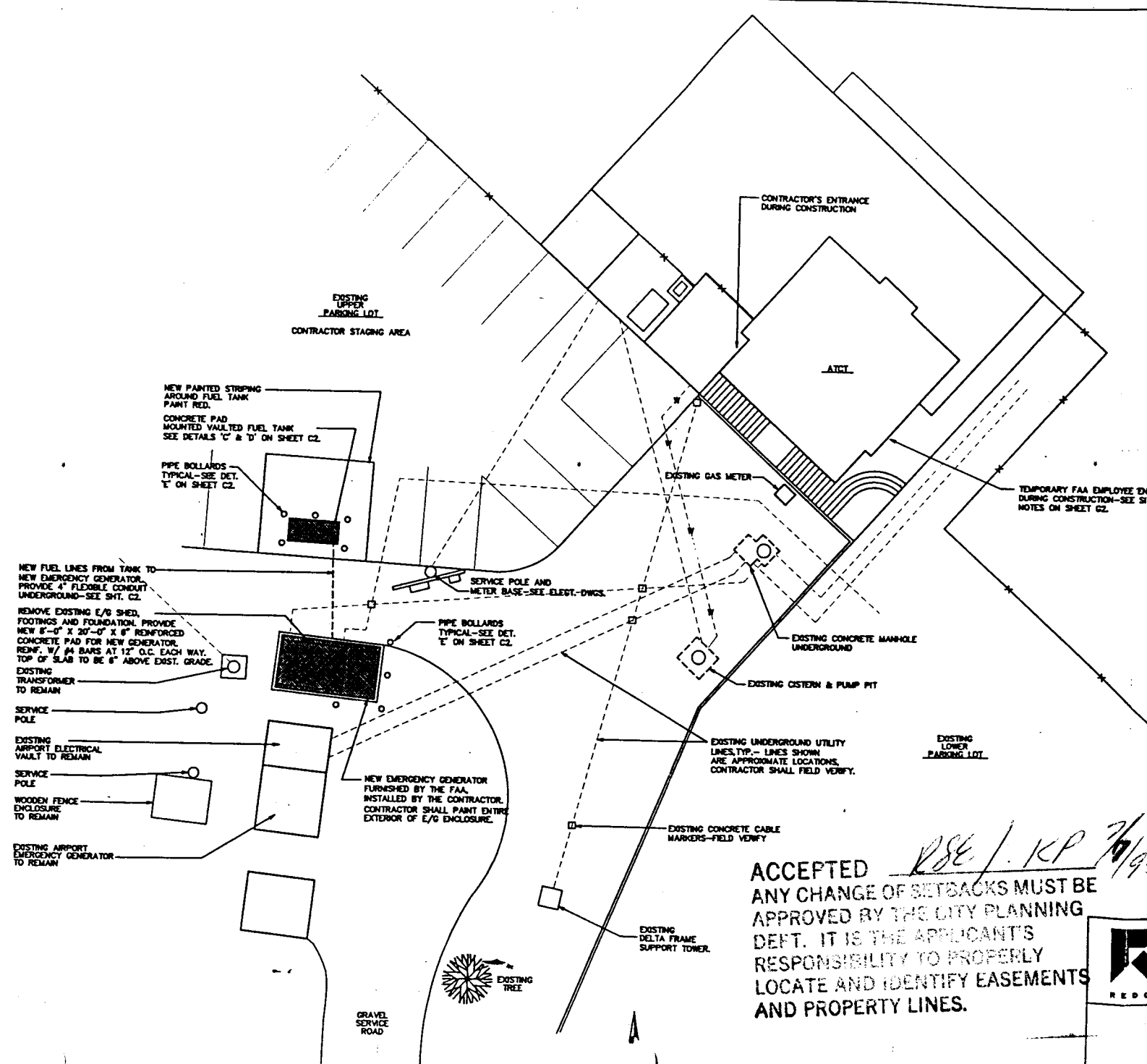
W/O No. N/A - no change in use or employees

Utility Accounting Millie Fowler

Date 7-7-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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



ACCEPTED *RSE / KP 7/1/95*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SITE PLAN  
 SCALE: 1" = 10'

REV	DATE	DESCRIPTION

DEPARTMENT OF TR  
 FEDERAL AVIATION /  
 NORTHWEST MOUNTAIN REGION  
**GRAND JUNCTIO**  
 WALKER FIX  
**SECOND FLOOR**  
 SITE PLAN AND G

SUBMITTED BY  
 PROJECT ENGINEER  
 DESIGNED: ROUECHE  
 DRAWN: ROUECHE

ISSUED BY  
 AIRWAY FACILITY  
 DIVISION

