

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>58277</u>
FILE # <u>—</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department



** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 796 Heritage Way TAX SCHEDULE NO. 2705-312-00-057

SUBDIVISION Walker Field SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 16,000 #

(1) OWNER Buescher Limited Family Partnership NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS P.O. Box 4490 Grand Junction CO 81502

(1) TELEPHONE (970) 243-7500 NO. OF BLDGS ON PARCEL
 BEFORE: 5 AFTER: 5 CONSTRUCTION

(2) APPLICANT West Star Aviation Inc USE OF ALL EXISTING BLDGS offices / hangar

(2) ADDRESS 796 Heritage Way DESCRIPTION OF WORK & INTENDED USE: interior walls / clg.

(2) TELEPHONE 243-7500

✓ 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: Interior Only

Maximum Height —
 Maximum coverage of lot by structures — Census Tract 16 Traffic Zone 14 Annx # —

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 Bonnie Edwards Date 11/19/96

Department Approval Bonnie Edwards Date 11/19/96

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —

Utility Accounting Chick 80 employees 30.21-0540-01-6 up monthly Date 11-19-96

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

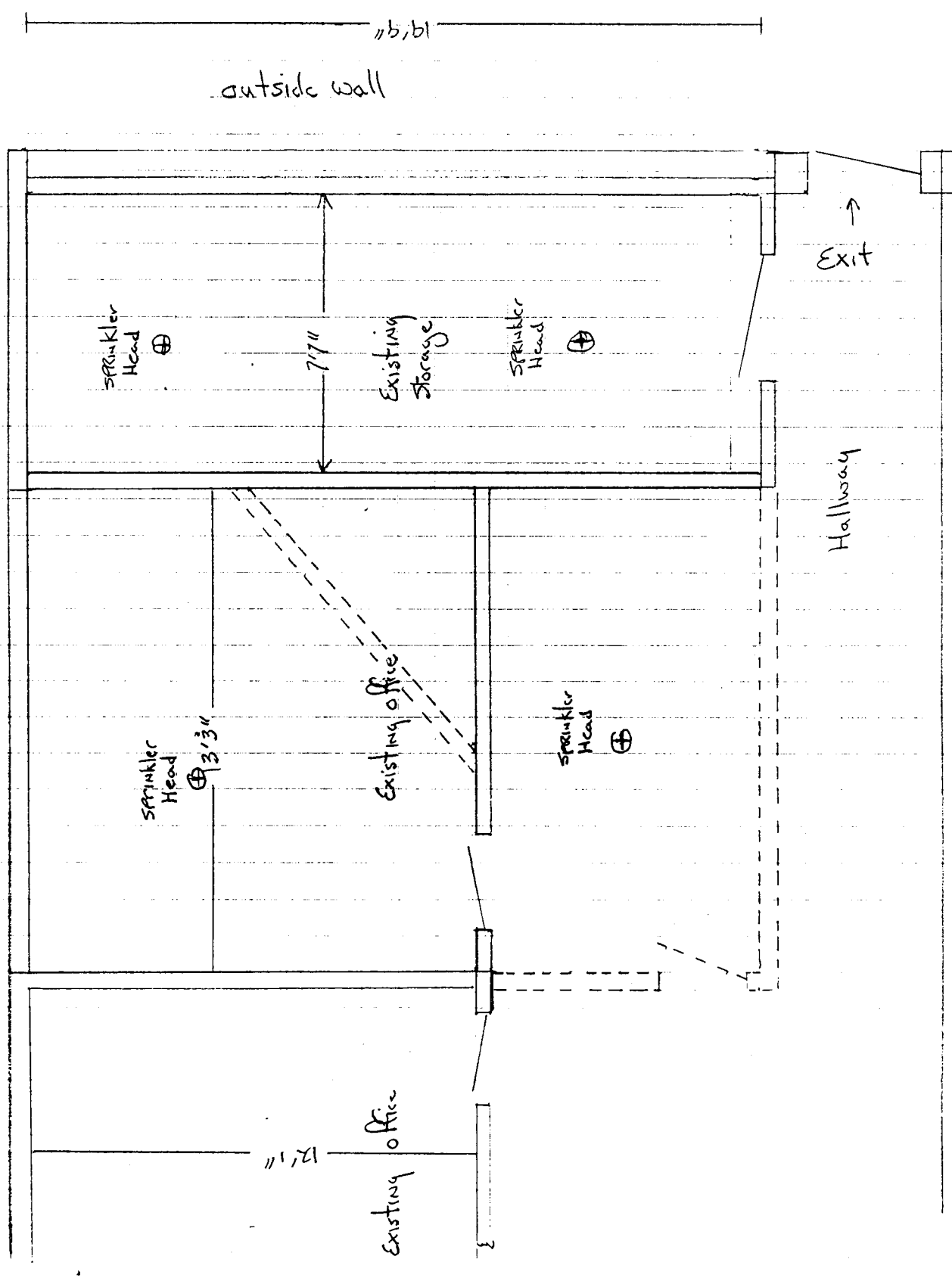
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED: Bonnie 11/19/96
 APPROVED: STRANCO, INC.
 APPROVED: CITY OF DENVER
 DEPT. OF HEALTH & ENVIRONMENT
 RESOURCES DIVISION TO PRELIMINARY
 LOCATIONS AND UTILITY EASEMENTS
 AND PROPERTY LINES.

Existing layout

N ↑

outside wall



outside wall

≈ b, b1

1) All walls 2x4 with 5/8" wallboard

2) No walls are bearing walls (interior walls)

3) There is an existing return air Plenum over the hallway 18x52 5/8" wall-board lined on 3 sides T&K on the bottom

4) Dotted lines wall additions

1/4" = 1'