

FEE \$	N/C
TCP \$	—

BLDG PERMIT NO. 55655

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2828 WALKER FIELD DR TAX SCHEDULE NO. 2705-303-00-941
SUITE 207/207

SUBDIVISION Airport SQ. FT. OF PROPOSED BLDG(S)/ADDITION 450± SQ FT

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER WALKER FIELD AIRPORT AUTH. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 2828 WALKER FIELD DR NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 244-9100 USE OF EXISTING BLDGS AIRPORT TERMINAL

(2) APPLICANT DENNIS WISS DESCRIPTION OF WORK AND INTENDED USE: CREATION OF OFFICE AREA BY SUBDIVIDING EXISTING CONFERENCE & STORAGE ROOM

(2) ADDRESS AS ABOVE

(2) TELEPHONE _____

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PAD Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions Interior remodel -
no increase in employees -

Maximum Height _____ CENS.T. 16 T.ZONE 15 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building 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 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 Signature Dennis Wiss Date 4/1/96

Department Approval Bonnie Edwards Date 4/1/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1/2 sheet

Utility Accounting Richardson Date 4-1-96

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

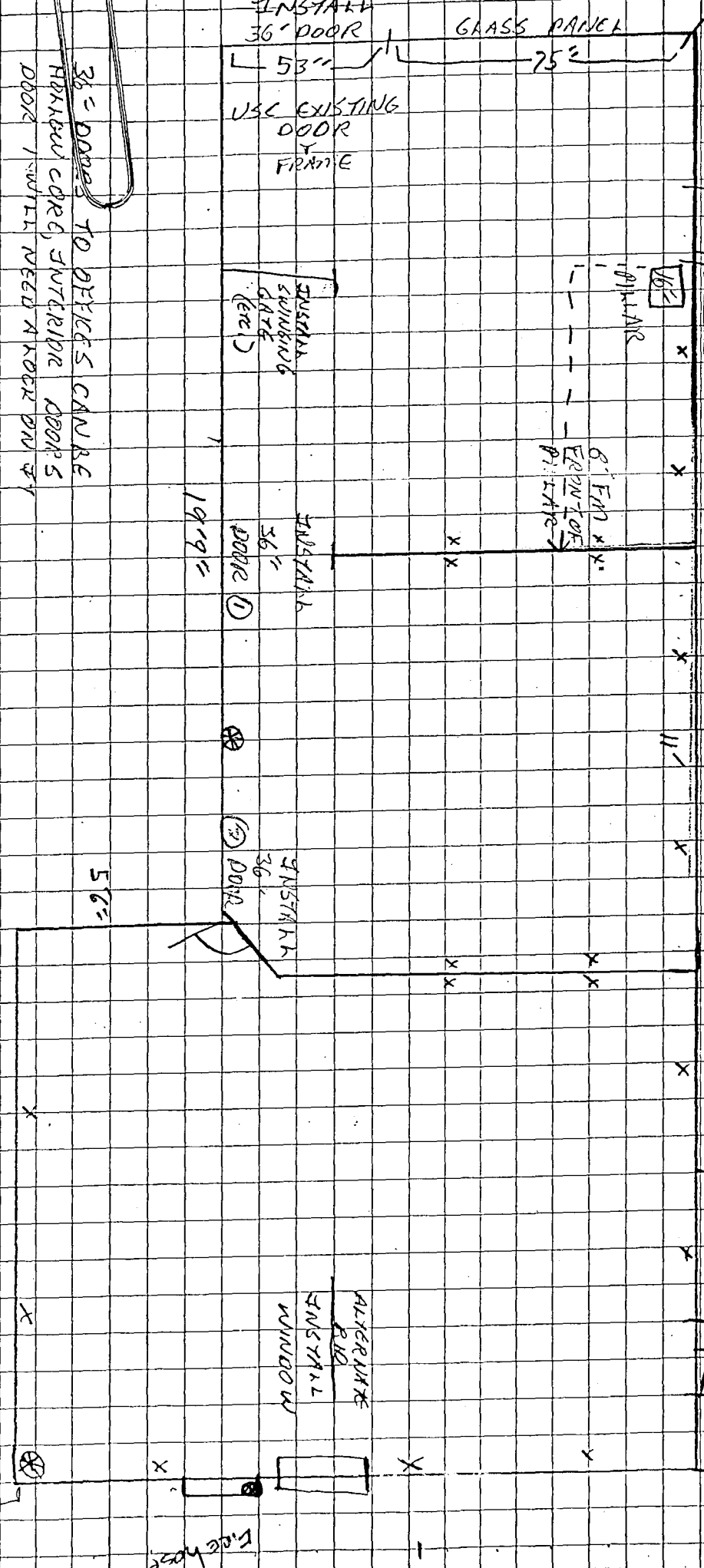
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

INSTALL 36" DOOR
 GLASS PANEL
 53" 75"

USE EXISTING DOOR FRAME

36" DOORS TO OFFICES CAN BE
 HOOKED UP TO INTERIOR DOORS
 DOOR 1 SWITH NEED A LOCK ON IT

X ELECTRICAL OUTLETS TO BE INSTALLED (CHECK FOR EXISTING OUTLETS)
 X INSTALL WALL-MOUNTED SCHED. PAN. (8 LOCATIONS)



9/4/74
 [Signature]

ACCEPTED
 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.

WALL APPROX 2/3 OF AREA
 GUY
 SNIP
 STORAGE
 AREA
 36" DOOR
 INSTALL

ALTERNATE
 WINDOW
 INSTALL

Fire hose