

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	55173
FILE #	

3021 0507 010

**PLANNING CLEARANCE**

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

*[Handwritten signature]*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2828 Walker Field Dr TAX SCHEDULE NO. 2705-303-00-941

SUBDIVISION WALKER FIELD SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER WALKER FIELD NO. OF DWELLING UNITS  
 BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 2828 Walker Field Dr.

(1) TELEPHONE 245 9100 NO. OF BLDGS ON PARCEL  
 BEFORE: N/A AFTER: N/A CONSTRUCTION

(2) APPLICANT PHIPPS NORWEL CONST. USE OF ALL EXISTING BLDGS AIRPORT

(2) ADDRESS P.O. Box 3360 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 242 3548 INTERIOR PARTITION

✓ 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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Special Conditions: Interior wall only

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 16 T.ZONE 15 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 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 [Signature] Date 2/15/96

Department Approval [Signature] Date 2/15/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A No Change

Utility Accounting [Signature] Date 2/15/96 # of EMP \_\_\_\_\_

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

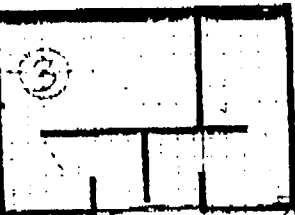
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Entry/exit doors  
w/panic & fire alarms (1)

12 13 14 15 16

ACCEPTED *Ronnie 2/15/96*  
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.

Exit doors to  
terminal (2)



Screening  
X-ray machine

Entry/exit  
doors w/panic  
fire alarms  
(1)

Proposed  
wall

1" = 20'

70° Jim Lynch  
Phyllis Newell  
FMS PennedWest  
Walker Field  
244-9100

SECOND FLOOR PLAN

Walker Field  
2828 Walker Field DR #211  
G.S., CO 81506

LEGEND



QUA