

|                         |                           |
|-------------------------|---------------------------|
| Planning \$ <u>5.00</u> | Drainage \$ <u>—</u>      |
| TCP \$ <u>—</u>         | School Impact \$ <u>—</u> |

|                               |
|-------------------------------|
| BLDG PERMIT NO. <u>101755</u> |
| FILE #                        |

### 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 2828 WALKER FIELD DR. TAX SCHEDULE NO. 2705-303-00-941  
 SUBDIVISION Walker Field Airport SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER WALKER FIELD AIRPORT AUTH. NO. OF DWELLING UNITS  
 BEFORE: — AFTER: — CONSTRUCTION  
 (1) ADDRESS 2828 WALKER FIELD DR.  
 (1) TELEPHONE 970/244-9100 NO. OF BLDGS ON PARCEL  
 BEFORE: — AFTER: — CONSTRUCTION  
 (2) APPLICANT LEONA AKA USE OF ALL EXISTING BLDGS Offices  
 (2) ADDRESS 2828 WALKER FIELD DR. DESCRIPTION OF WORK & INTENDED USE:  
 (2) TELEPHONE 244-9100 interior remodel only

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 Parking Req'mt —  
— from center of ROW, whichever is greater Special Conditions: —  
 Side — from PL Rear — from PL  
 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 Leona Aka Date Aug. 20, 1997  
 Department Approval Ronnie Edwards Date 8/20/97  
 Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. TR 81242  
 Utility Accounting Richardson Date 8-20-97

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)