

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

BLDG PERMIT NO. <u>73768</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 *

No site plan required

BUILDING ADDRESS 2828 Walker Field Dr TAX SCHEDULE NO. 2705 - 313 - 00 - 941
 SUBDIVISION Walker Field Airport SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) Same
 OWNER Walker Field NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 ADDRESS 2828 Walker Field Dr CONSTRUCTION
 TELEPHONE (970)-244-9100 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 APPLICANT Brian Ramode USE OF ALL EXISTING BLDGS Game Room
 ADDRESS 503 Vista Grande Dr Ramode DESCRIPTION OF WORK & INTENDED USE:
 TELEPHONE 242-6827

✓ 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 PC LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: _____
 MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: Interior Remodel only
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 1701 TRAFFIC ZONE 14 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 Grand Junction 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 2/2/2000
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>2/2/00</u>

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

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