

Comm. Remodel

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

BLDG PERMIT NO. <u>74556</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

BUILDING ADDRESS 2828 Walker Field Dr TAX SCHEDULE NO. 2705-303-00949  
 SUBDIVISION Walker Field Airport SQ. FT. OF PROPOSED BLDG(S)/ADDITION                       
 FILING — BLK — LOT — SQ. FT OF EXISTING BLDG(S)                     

OWNER Walker Field Airport Authority NO. OF DWELLING UNITS: BEFORE — AFTER —  
 ADDRESS 2828 Walker Field Dr CONSTRUCTION  
 TELEPHONE 244-9100 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS airport terminal

X APPLICANT MAYS CONSTRUCTION SPECIALTIES DESCRIPTION OF WORK & INTENDED USE:                       
 ADDRESS P.O. Box 4150  
 TELEPHONE 970 245 0834 interior 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                      from center of ROW, whichever is greater  
 SIDE:                      from PL REAR:                      from PL PARKING REQUIREMENT: no change in use  
 MAXIMUM HEIGHT                      SPECIAL CONDITIONS: interior repair work  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES                      CENSUS TRACT 16 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 3-30-00  
 Department Approval [Signature] Date 3-30-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>                    </u>
Utility Accounting <u>[Signature]</u>			Date <u>3/30/00</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)