

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>77059</u>
FILE #

**PLANNING CLEARANCE**  
(multifamily and non-residential remodels and change of use)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2828 Walker Field Dr. TAX SCHEDULE NO. 2705-313-00-941

SUBDIVISION Walker Field Airport CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 116,047.51

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ ESTIMATED REMODELING COST \$ 100,000.

OWNER Walker Field Airport NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
CONSTRUCTION

ADDRESS 2828 Walker Field Drive USE OF ALL EXISTING BLDGS Airport

TELEPHONE 970-244-9100 DESCRIPTION OF WORK & INTENDED USE: Drop ceiling,  
build vending area, ATO office

APPLICANT Ray Construction 970-702-7000 Drop ceiling in baggage area,  
& Daywall lobby - New stair addition

ADDRESS 1227 Signal Rock Rd

TELEPHONE 970-241-3449

✓ 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 SPECIAL CONDITIONS: \_\_\_\_\_

PARKING REQUIREMENT: \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X 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.

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 that 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 Ray Construction VP. Date 10-2-2000

Department Approval C. Fay Mason Date 10-2-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>10-2-00</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)