

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

SPR-96-230

BLDG PERMIT NO. 80245



Your Bridge to a Better Community

BLDG ADDRESS 2867 Aviators Way SQ. FT. OF PROPOSED BLDGS/ADDITION lift stair⁹ 9 # 2

TAX SCHEDULE NO. 2705-311-04-002,003,004,005 SQ. FT. OF EXISTING BLDGS 170' x 80'

SUBDIVISION Walker Field TOTAL SQ. FT. OF EXISTING & PROPOSED 13,600 #

FILING — BLK — LOT Unit 2,3,4,5 NO. OF DWELLING UNITS:
Before: — After: — this Construction

(1) OWNER Fritz Warner NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 2867 aviators way USE OF EXISTING BUILDINGS airplane hangar

(1) TELEPHONE 245-8886 DESCRIPTION OF WORK & INTENDED USE Install Bathrooms in 4 units

(2) APPLICANT The Rooter King Inc. TYPE OF HOME PROPOSED:
Site Built — Manufactured Home (UBC) —
Manufactured Home (HUD) —
 Other (please specify) —

(2) ADDRESS 570 S westgate 4008

(2) TELEPHONE 241-1103 201-Ron

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PAD Maximum coverage of lot by structures —

SETBACKS: Front — from property line (PL) Permanent Foundation Required: YES N/A
or — from center of ROW, whichever is greater

Side — from PL, Rear — from PL Parking Req'mt N/A

Maximum Height — Special Conditions interior except lift stair

CENSUS — TRAFFIC — ANN# —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building 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 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 Signature Ron Khui Date 6/7/01

Department Approval Ronnie Edwards Date 6-8-01

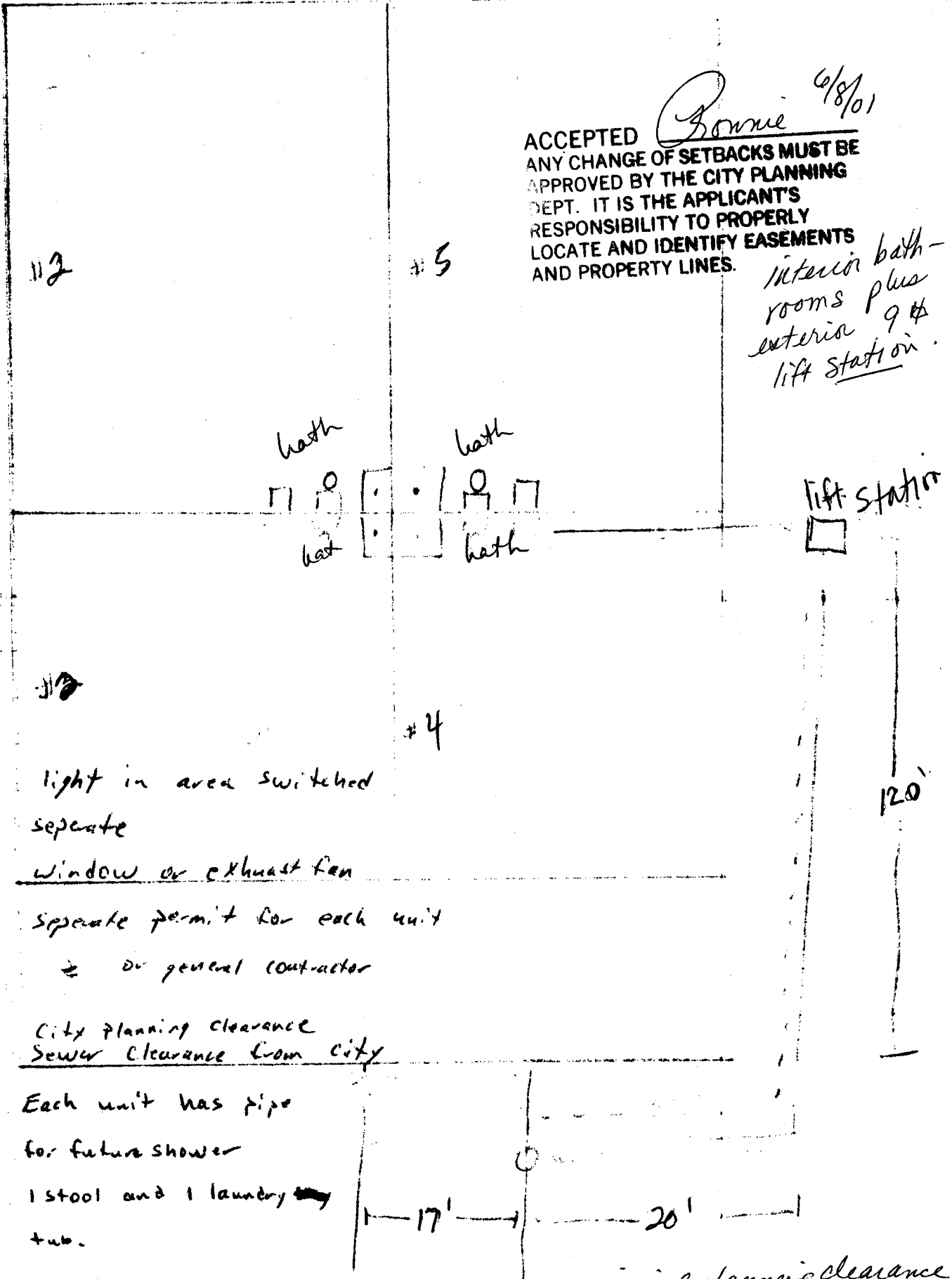
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Prem has enough</u>
Utility Accounting	<u>Kate Haet</u>	Date <u>6/8/01</u>	<u>to supply bathrooms, to be treated like a condo assoc.</u>

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

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

Fritz Warner
2867 Aviators Way

The Rooter King

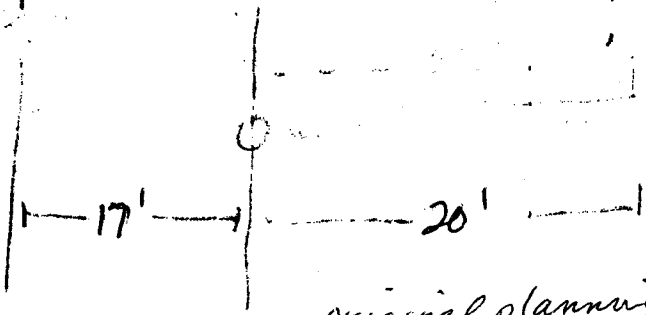


ACCEPTED *Ronnie* 6/8/01
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

interior bath-rooms plus exterior 9th lift station.

light in area switched separate
 window or exhaust fan
 Separate permit for each unit
 or general contractor
 City planning clearance
 Sewer clearance from city

Each unit has pipe for future shower
 1 stool and 1 laundry tub.



120'

Hanzar One Condominium Hanzars - original planning clearance January 1997. (Haps pd per Grace.)