

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

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE
~~(site plan review, multi-family development, non-residential development)~~
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

non-residential remodel
estimated remodeling \$100,000.00
current fair market value \$14,500,050.00

BUILDING ADDRESS 2828 WALKER FIELD DR.

TAX SCHEDULE NO. 2705-313-00-941

SUBDIVISION WALKER FIELD

SQ. FT. OF PROPOSED BLDG(S)/ADDITION INTERIOR REMODEL

FILING _____ BLK _____ LOT _____

SQ. FT OF EXISTING BLDG(S) SAME

OWNER WALKER FIELD AIRPORT AUTHORITY

NO. OF DWELLING UNITS: BEFORE N/A AFTER _____

ADDRESS 2828 WALKER FIELD DRIVE

CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER _____

TELEPHONE (970) 244-9100

USE OF ALL EXISTING BLDGS AIRPORT TERMINAL

APPLICANT J. DYER CONST., INC.

DESCRIPTION OF WORK & INTENDED USE: SECURITY

ADDRESS 2335 INTERSTATE AVENUE

IMPROVEMENTS / NEW REST ROOMS

TELEPHONE (970) 245-8610

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PAD

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: N/A
 SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT _____

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 Jon K. Dyer

Date 8/19/02

Department Approval C. Faye Johnson

Date 8/19/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Interior remodel only</u>
Utility Accounting <u>CM Marshall Cole</u>			Date <u>8/19/02</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)