

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>89631</u>
FILE # _____

②

PLANNING CLEARANCE

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

138548662 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2828 WALKER FIELD DR.
 SUBDIVISION N/A
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2705.313.00.941
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 14,874.55.
 ESTIMATED REMODELING COST \$ 38,373.00

OWNER WALKER FIELD AIRPORT AUTHORITY
 ADDRESS 2828 WALKER FIELD DR., ST211
 TELEPHONE 970.244.9100

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION _____
 USE OF ALL EXISTING BLDGS _____

APPLICANT FCI CONSTRUCTORS, INC.
 ADDRESS 3070 I-70B, GT CO 81504
 TELEPHONE 970.434.9093

DESCRIPTION OF WORK & INTENDED USE: TENANT FINISH WORK ON 2ND FLOOR OF TERMINAL PER ATTACHED DRAWINGS (SCOPE INCLUDES MECHANICAL, ELECTRICAL & WISC FRAMING). INSTALL NEW COUNTERS @ BAGGAGE CLAIM AREA WITH (3) NEW TROFFER LIGHTS.

✓ 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
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SPECIAL CONDITIONS: _____
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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 D. KASNOFF

Date 5/27/2003

Department Approval Gayles Henderson

Date 5-27-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>enterprises</u>
Utility Accounting <u>Dotie Vanover</u>			Date <u>5/27/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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