

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

(a)

BLDG PERMIT NO. <u>90796</u>
FILE #

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

13854-8662

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2828 WALKER FIELD DRIVE

TAX SCHEDULE NO. 2705.313.00.941

SUBDIVISION N/A

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 14,874,560

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 700,000

OWNER WALKER FIELD AIRPORT AUTHORITY

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 2828 WALKER FIELD DRIVE, ST21

USE OF ALL EXISTING BLDGS _____

TELEPHONE 970.244.9100

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT FCI CONSTRUCTORS, INC.

CONSTRUCT A 6300 SF HOLD ROOM CONNECTED

ADDRESS 3070 I-70B, GT CO 81504

TO EXISTING HOLD ROOM AREA WITH

TELEPHONE 970.434.9093

ALL NECESSARY ELECTRICAL & HVAC UPGRADES

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

EXISTING PIF IS SUFFICIENT (23.2)
NO INCREASE IN OPERATIONS / IMPACT

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PAD

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

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 [Signature] D. KASWITZ

Date 8/8/03

Department Approval [Signature] Daylene Henderson

Date 8-8-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>8/8/03</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)