

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

BLDG PERMIT NO.
FILE #

## PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)

**Grand Junction Community Development Department**

13854-866

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2828 WALKER FIELD VIZ  
 SUBDIVISION N/A  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2705 313 00 941  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 14,874.55.00  
 ESTIMATED REMODELING COST \$ 13,558

OWNER WALKER FIELD AIRPORT AUTHORITY  
 ADDRESS 2828 WALKER FIELD DR, STE 211  
 TELEPHONE 970.244.9100  
 APPLICANT FCI CONSTRUCTORS, INC.  
 ADDRESS 3000 I-70B, Bldg A GS CO 81504  
 TELEPHONE 970.434.9093

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION \_\_\_\_\_  
 USE OF ALL EXISTING BLDGS \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
REMODEL 2ND LEVEL AREA W/  
MISC LIGHT ELECTRICAL &  
MECANICAL

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 TAD  
 PARKING REQUIREMENT: N/A  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SPECIAL CONDITIONS: Interior  
Remodel  
 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. KASNOFF Date 2/20/04  
 Department Approval [Signature] C. J. HALL Date 2/20/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>[Signature]</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/20/04</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)