

FEE \$	10.00
TCP \$	—
SIF \$	—

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2828 Walker Field Drive No. of Existing Bldgs 1 No. Proposed 2  
 Parcel No. 2705-312-00-941 Sq. Ft. of Existing Bldgs 76,000 Sq. Ft. Proposed 389  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 76,389  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name Walker Field Airport Authority  
 Address 2828 Walker Field Drive, #301  
 City / State / Zip Grand Junction, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Storage Shed 16'x24'

**APPLICANT INFORMATION:**

Name Walker Field Airport Authority (Ben Peck)  
 Address 2828 Walker Field Drive #301  
 City / State / Zip Grand Junction, CO 81506  
 Telephone (970)244-9100 ext. 2

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 <u>PAD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

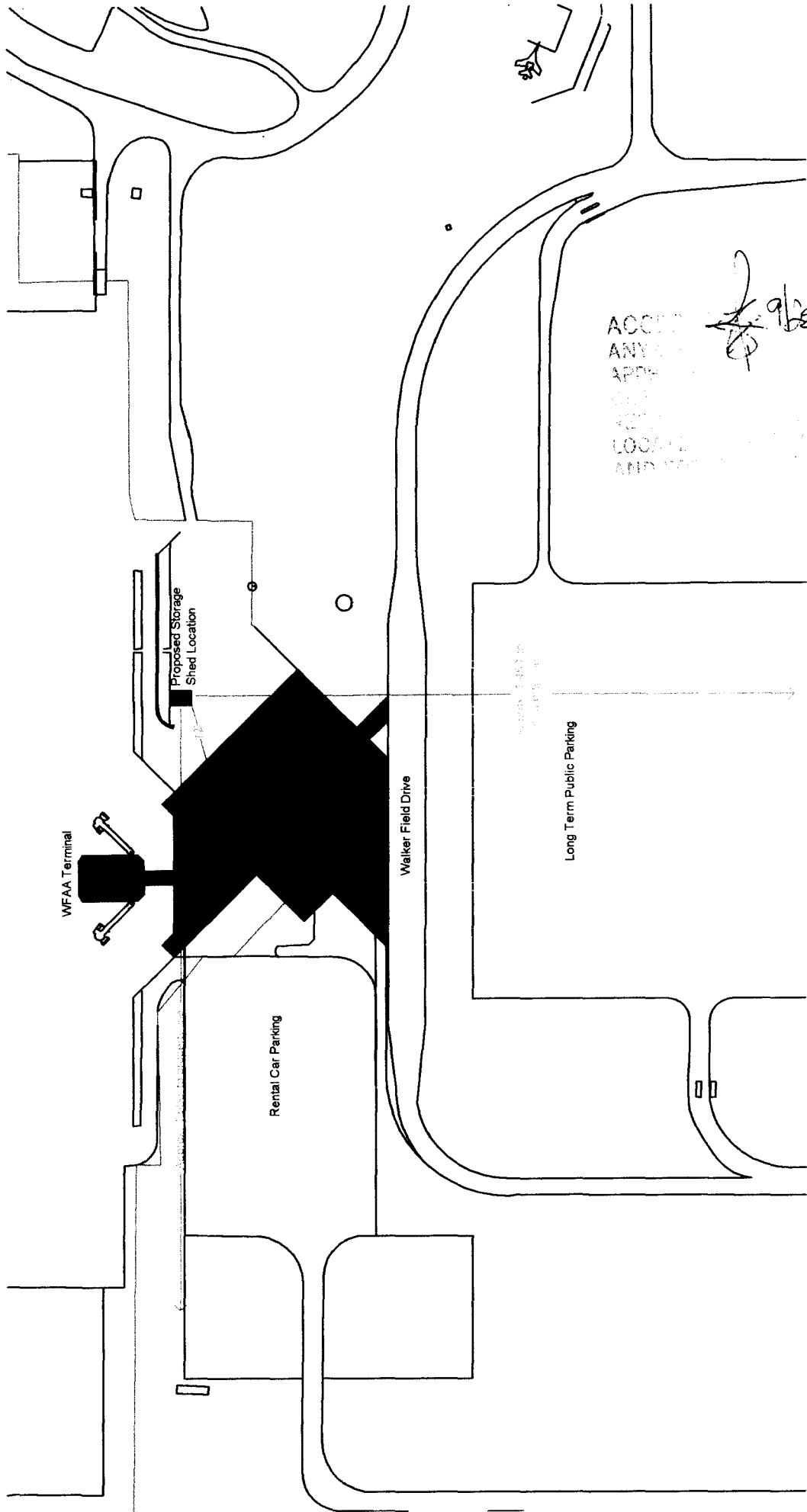
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 8/11/06  
 Department Approval Ronnie Edwards Date 9/25/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No WTR / No SWR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/25/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



WFAA Terminal

Proposed Storage  
Shed Location

Rental Car Parking

Walker Field Drive

Long Term Public Parking

ACCEPTED  
ANY  
APPROVED  
LOCAL  
AND STATE  
MUST BE  
OBTAINING  
NECESSARY  
PERMITS  
AND AGREEMENTS

9/25/00