

Planning \$	5.00
TCP \$	
Drainage \$	
SIF \$	

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.
FILE #

## Community Development Department

85042-48090  
~~2847 Aviator Way~~  
 2828 Walkerfield Dr.

3/22/07 Nishu Aragon

Building Address 2828 Walkerfield Dr  
 Parcel No. 2705-312-00-941  
 Subdivision Airport  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units 1 No. Proposed 0  
 Sq. Ft. of Existing 20,000 Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

### OWNER INFORMATION:

Name W.F.A.A  
 Address 2847 Aviator Way  
 City / State / Zip Grand Junction CO 81506

### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other Moving Ticket Counters.

### \* FOR CHANGE OF USE:

\*Existing Use: Airport  
 \*Proposed Use: SAME  
Car Wash - Valve Water  
 Estimated Remodeling Cost \$ 90,000  
 Current Fair Market Value of Structure \$ 443,070.00

### APPLICANT INFORMATION:

Name James Paterson  
 Address 423 Broadway #612  
 City / State / Zip Millbrae CA 94030  
 Telephone (607) 816-6846

**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 PAD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement N/A  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: Interior remodel  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval only  
 (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 March 21, 2007  
 Department Approval [Signature] Date 3/21/07

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. No wtr / sewer charge  
 Utility Accounting [Signature] Date 3/21/07

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)