

DATE SUBMITTED: Aug 29, 1991

PERMIT NO. 39654

FEE \$ 10⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2856 Aviators Way SQ. FT. OF BLDG: 2,000

SUBDIVISION: _____ SQ. FT. OF LOT: _____

FILING NO. _____ BLK NO. _____ LOT NO. _____ NO. OF FAMILY UNITS: N/A

TAX SCHEDULE NO: 2705-311-00-941 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Weststar Aviation

USE OF EXISTING BUILDINGS: Engine rebuild + parts storage office

ADDRESS: 796 Heritage Way

DESCRIPTION OF WORK AND INTENDED USE: AV bldg structure + metal siding same as above

TELEPHONE: 243-7500

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PAD

FLOODPLAIN: YES ___ NO ___

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES ___ NO ___

SIDE _____ REAR _____ AS per PLAN

CENSUS TRACT: 16 TRAFFIC ZONE: 14

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
8-29-91
Date Approved

[Signature]
Applicant Signature
8-29-91
Date

TRACT 10.22 ACRES ±

C A

Conc. Valley Gutter

Conc. Apron

WALKER FIELD
AVIATION
HANGAR

WALKER FIELD AIRPORT AUTHORITY
2628 H Road, Suite 211
Grand Junction, CO 81506

Michelle J. Fisher
8/29/91

ESTIMATED

211 E-29-91

ACCEPTED
ANY CHANGE OF TRACKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Concrete Pad

Exc. Tracks

Concrete Block Wall

550.00' Record

500.00' 650.05' 554.43' E

500.00'

Graveled Flood

TRACT 2.15 ACRES ±

Bituminous Surface

New Addition

Concrete
Vestibule

AIR
EMERGENCY
HANGAR

Graveled
Parking
Area

Hangar

E1

376.00' 25.00' 454.43' W

200.00'

200.00'

100.00'

411.43'

250.00' 535.11' W

250.00'

535.11' W

600.05'

Gate

Gate

Gate