

DATE SUBMITTED 2-14-94

BUILDING PERMIT NO. 47603

FEE \$ N/A

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 2810 ^{Front} Landing View Ln
SUBDIVISION ~~XXXXXXXXXXXXXXXXXXXX~~
FILING _____ BLK _____ LOT _____
TAX SCHEDULE NO. 2705-30300-941
OWNER West Star Aviation
ADDRESS 2810 Landing View Ln
TELEPHONE 241 6828

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336 Sq Ft.
SQ. FT. OF EXISTING BLDG(S) 25,600 Sq Ft.
NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____
USE OF EXISTING BLDGS Air Craft Repair
DESCRIPTION OF WORK AND INTENDED USE:
Air Craft Repair (Spray Paint Parts)

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

ZONE PAD
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side _____ from property line
Rear As from property line
Maximum Height by Airport Authority
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd _____

DESIGNATED FLOODPLAIN: YES _____ NO _____
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 16 TRAFFIC ZONE 14
Parking Req'mt _____
File Number 132-93
Special Conditions: see Planning Clearance # 47327
same address

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). 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 shall be required.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval Angeline Barrett Applicant Signature [Signature]
Date Approved 1/6/94 Date 2-14-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) (Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)