

FEE \$ 5.00

BLDG PERMIT NO. 56818

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Grand Junction Community Development Department**

new permit issued  
6/12/96 ✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2780/Landing View Ln. TAX SCHEDULE NO. 2701-254-00-941

SUBDIVISION Walker Field Airport SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5000

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER Colorado Airlines NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: N/A THIS CONSTRUCTION

(1) ADDRESS 2810 Landing View Ln Grand Junction, Co. NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: N/A THIS CONSTRUCTION

(1) TELEPHONE 243-9611 USE OF EXISTING BLDGS N/A

(2) APPLICANT Ron Rouse DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS Same (2) TELEPHONE Same Metal Bld - Storage - no sewer

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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) or \_\_\_\_\_ from center of ROW, whichever is greater

Side AS from PL Rear \_\_\_\_\_ from PL

Maximum Height \_\_\_\_\_

Parking Req'mt \_\_\_\_\_  
Reissuance of Planning Clearance issued on Special Conditions 6/24/93 (File #80-93); all previous conditions of approval still apply as no all prior & current requirements

CENSUS TRACT 16 TRAFFIC ZONE 17

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Ron Rouse Date 1-17-95

Department Approval Marcia Batideaux Date 1-17-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no sewer

Utility Accounting Millie Fowler Date 1-17-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)