

FEE \$	N/C
TCP \$	
DRAINAGE FEE \$	

BLDG PERMIT NO.	57903
FILE #	SPR-96-307

PLANNING CLEARANCE

Bud Gimple
250-3887

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2865 Aviator's Way TAX SCHEDULE NO. 2705-311-00-941

SUBDIVISION Walker Field SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~XXXXXX~~

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 9288#

(1) OWNER GM Hangars NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2282 Shiprock Rd NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-6170 USE OF ALL EXISTING BLDGS airport hanger

(2) APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS _____ future bath addition (interior)

(2) TELEPHONE _____

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PAD Landscaping / Screening Required: YES ___ NO ___

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions: interior only

Side _____ from PL Rear _____ from PL

Maximum Height _____
Maximum coverage of lot by structures _____ CENS.T. 16 T.ZONE 14 ANNEX # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 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 is required by the G.J. Zoning and Development Code.

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 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's Signature Bud Gimple Date 10-18-96

Department Approval Ronnie Edwards Date 10-18-96

Additional water and/or sewer tap fee(s) are required: YES ___ NO ___ W/O No. Pending Review by Greg Traylor

Utility Accounting OK For Bldg Permit Date 10/18/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
244-1520 Jodylyn M. Rourke
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)