

FEE \$	10 -
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO. 56921
FILE #

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department



3021-0540-01-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2810 Landing View Lane TAX SCHEDULE NO. 2705-303-00117

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 784

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Storm's Leasing NO. OF DWELLING UNITS  
BEFORE: — AFTER: — CONSTRUCTION —

(1) ADDRESS 454 Mulberry - Fruita, CO

(1) TELEPHONE 858-0314 NO. OF BLDGS ON PARCEL  
BEFORE: — AFTER: — CONSTRUCTION —

(2) APPLICANT West Star Aviation USE OF ALL EXISTING BLDGS —

(2) ADDRESS 796 Heritage Way DESCRIPTION OF WORK & INTENDED USE: —

(2) TELEPHONE 243-7500 TEMPORARY CONSTRUCTION TRAILER

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PAD Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) Parking Req'mt —  
or — from center of ROW, whichever is greater

Side — from PL Rear — from PL Special Conditions: Trailer to be removed by 7-11-97

Maximum Height — CENS.T. — T.ZONE — ANNEX # —  
Maximum coverage of lot by structures —

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 [Signature] Date 7-11-96

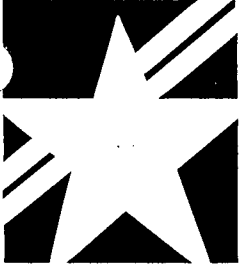
Department Approval [Signature] Date 7/11/96

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. no add'l PIF

Utility Accounting Mellicee Fowler Date 7-11-96 needed

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

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



**West Star  
Aviation, Inc.**

796 Heritage Way  
Grand Junction, CO  
81506-8643

P.O. Box 4490  
Grand Junction, CO  
81502-4490

(970) 243-7500  
(800) 255-4193  
(970) 242-5178 Fax  
(800) 447-8270 Parts

**West Star Completions**  
(970) 242-6828  
(800) 543-3351  
(970) 242-8841 Fax

**West Star Engines**  
(970) 243-7500  
(800) 255-4193  
(970) 242-5178 Fax

**QUALITY AIRCRAFT  
SERVICES  
UNDER ONE STAR**

July 10, 1996

City of Grand Junction  
250 North 5th  
Grand Junction, CO 81501  
ATTN: TRENT/PUBLIC WORKS

Dear Trent:

We spoke on the 25th of June regarding a sewer tap for West Star Aviation. Enclosed please find a drawing from Armstrong Consultants, Inc. that we have modified to show the proposed location of a new 4" sewer line.

The sewer service is needed for the job site trailer we have located just east of our paint booth. This trailer may be there for six to twelve months. Your expediency in processing the necessary permits will be greatly appreciated.

The property that the trailer sits on is property we lease from Walker Field Airport Authority. They are aware of our plans to put in the sewer line.

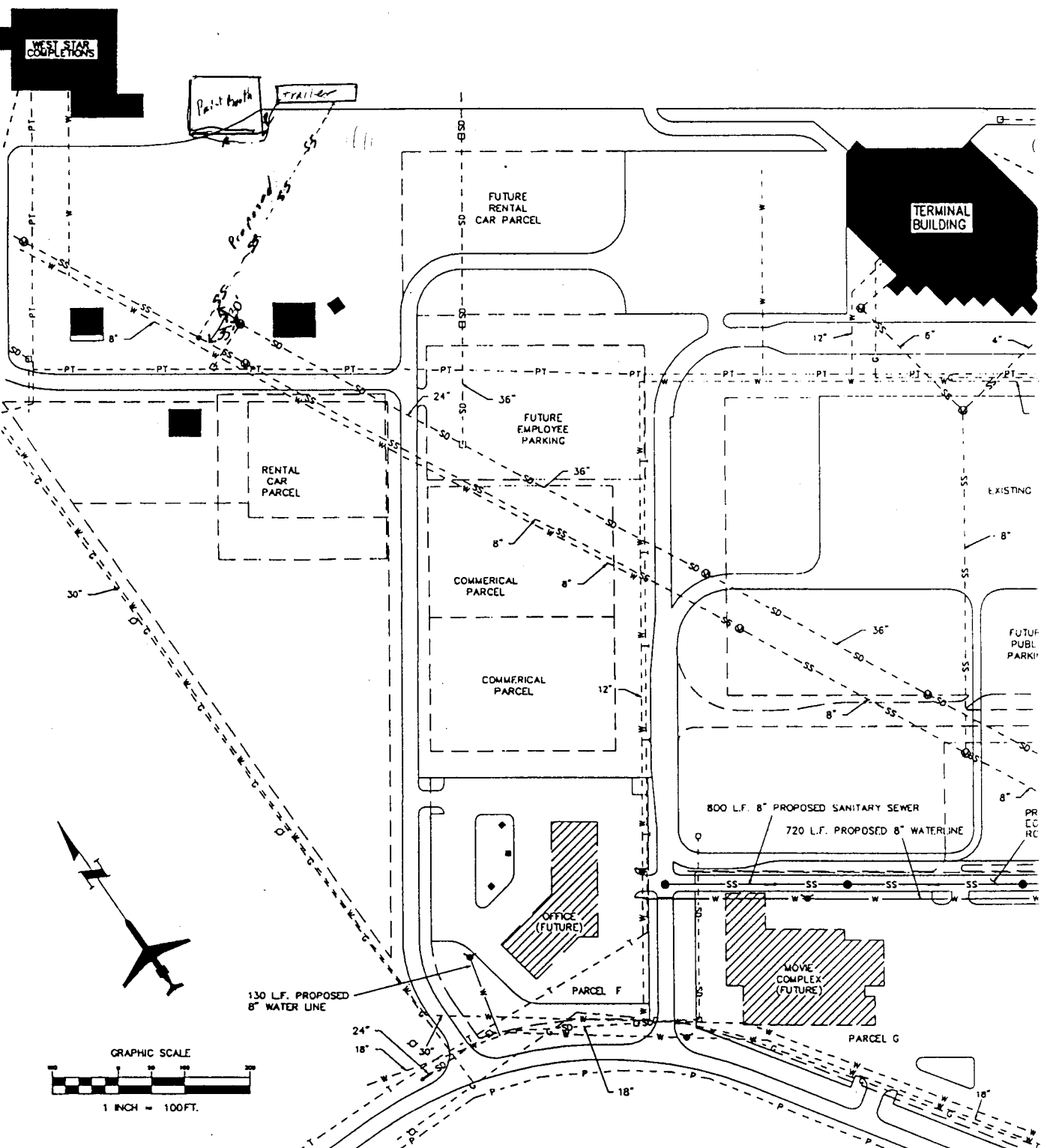
Enclosed are three checks; a check in the amount of \$60.00 for the street cut permit, a check in the amount of \$500.00 for bond for the sewer tap and a check in the amount of \$750.00 for the plant investment fee (sewer tap). Should you have any questions, please call.

Sincerely,

Diane M. Gibson  
Vice President, Administration

DMG:drm

Enclosure



ACCEPTED *MD 7-11-96*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LEGEND	
	EXISTING DEVELOPMENT
	PROPOSED DEVELOPMENT
	EXISTING GAS LINE
	EXISTING U.G. POWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING POWER AND TELEPHONE LINE (IN COMMON TRENCH)
	EXISTING U.G. TELEPHONE LINE
	PROPOSED U.G. TELEPHONE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING INLET
	EXISTING POWER POLE W/POWER DROP
	PROPOSED FIRE HYDRANT
	PROPOSED TRAFFIC SIGNAL

*Proposed  
 7-9-96  
 XCR*