

FEE \$ _____
TCP \$ _____
DRAINAGE FEE \$ _____

BLDG PERMIT NO. <u>56818</u>
FILE # _____

PLANNING CLEARANCE

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

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 2789 LANDING VIEW LANE TAX SCHEDULE NO. 2701-254-00-441

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 Timberline Aviation NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: NA CONSTRUCTION

(1) ADDRESS 529 25 1/2 ROAD

(1) TELEPHONE 242-423 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: NA CONSTRUCTION

(2) APPLICANT AICO Building USE OF ALL EXISTING BLDGS NA

(2) ADDRESS 529-25 1/2 ROAD DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 242-423 METAL BUILDING

✓ 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 per from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Reissuance of Plan. Ctr. issued 6/24/93 & 1/17/95

Side as approved plan from PL _____ from PL _____
 Special Conditions: file #80-93; all previous conditions of approval still apply as do all prior and current requirements.

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 [Signature] Date JUNE-12-1994

Department Approval [Signature] Date 6-12-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9265

Utility Accounting [Signature] Date 6-12-94 office under 20 employ

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)