

Planning \$ _____	Drainage \$ _____
TCP \$ <u>1790.40</u>	School Impact \$ _____

BLDG PERMIT NO. _____
FILE # <u>SPR-1997-214</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

*Expired
no permit recorded*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 819 Falcon Way TAX SCHEDULE NO. 2701-254-00-941

SUBDIVISION Walker Field Airport SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7200

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

(1) OWNER Colorado Airlines NO. OF DWELLING UNITS BEFORE: _____ AFTER: NA CONSTRUCTION

(1) ADDRESS 2910 Landing View Cir. Grand Junction, CO 81506 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: NA CONSTRUCTION

(1) TELEPHONE 970-243-9611 USE OF ALL EXISTING BLDGS NA

(2) APPLICANT Ron Rouse DESCRIPTION OF WORK & INTENDED USE: Metal Bld

(2) ADDRESS Same Rickard Storage & Workshop

(2) TELEPHONE Same

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

NE PAD Landscaping / Screening Required: YES X NO _____

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

Side _____ from PL Rear _____ from PL Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____ Census Tract 16 Traffic Zone 14 Annx # _____

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 Ronald Rouse Date 12-23-97

Department Approval Mike Pelletier Date 3/5/98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 1112

Utility Accounting Deli Overholt Date 4/8/98

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)