

Planning \$ paid w/SPR	Drainage \$ 0	BLDG PERMIT NO. 69943
TCP \$ 0	School Impact \$ N/A	FILE # SPR - 1999 - 033

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2868 Aviators Way
 SUBDIVISION Walker Field
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2705-304-00-919
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 880 Sq. Ft.
 SQ. FT. OF EXISTING BLDG(S) 3,000 Sq. Ft.

OWNER Thunder Mountain Squadron - CAP

NO. OF DWELLING UNITS: BEFORE 1 AFTER 2
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

ADDRESS 2868 Aviators Way

TELEPHONE 245-1579

USE OF ALL EXISTING BLDGS Aircraft hangar and meeting rooms

APPLICANT Thunder Mountain Squadron-CAP Edward Behen

DESCRIPTION OF WORK & INTENDED USE: Move modular classroom to 2868 Aviators Way to be used as a classroom and meeting room.

ADDRESS 2868 Aviators Way

TELEPHONE 245-1579

✓ *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 X

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: ✓

MAXIMUM HEIGHT _____

SPECIAL CONDITIONS: Placement must be as per attached plan

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Grand Junction 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 Edward M Behen

Date 1/26/99

Department Approval [Signature]

Date 3-1-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>138628668</u> <u>NO WTR GOING TO</u> <u>this Bldg - OK JR</u> Date <u>2-1-99</u>
Utility Accounting	<u>[Signature]</u>		

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

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