

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>69543</u>
FILE # <u>SPR-1999-101</u>

## 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 2874 Aviator's Way TAX SCHEDULE NO. 2705-312-00-941  
 SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2600 #  
 FILING N/A BLK N/A LOT N/A SQ. FT. OF EXISTING BLDG(S) 0  
 OWNER Ruth Chilton Pfeider NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 ADDRESS 2317 Interstate Ave CONSTRUCTION  
 TELEPHONE 970-241-2345 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 APPLICANT Ruth C Pfeider USE OF ALL EXISTING BLDGS Storage of Aircraft  
 ADDRESS 2317 Interstate Ave. DESCRIPTION OF WORK & INTENDED USE:  
 TELEPHONE 970 (241-2345) Construction of Hangar  
Plane Storage

✓ 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) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL  
 PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: adding sewer  
 MAXIMUM HEIGHT \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT 14 TRAFFIC ZONE 16 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 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 Ruth Chilton Pfeider Date 10/15/99  
 Department Approval Pat Reed Date 10/25/99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>91730</u> <u>less than 20 emp</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>10/25/99</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)

October 13, 1999

Mr. Bob Lee  
Mesa County Building Dept.  
PO Box 20000  
Grand Junction, CO 81502

Dear Mr. Lee:

Based on the information submitted to this office, Skunk Works LLC, located at 2874 Aviators Way, shall be required to install a sand & oil separators with a minimum capacity of ninety gallons.

If additional information is needed, please contact me at 244-1489.

Sincerely,

Daniel Tonello  
Pretreatment Coordinator

cc: Trent Prall, Utility Engineer, City of Grand Junction  
Senta Costello, Community Development  
Kent Pfleider, Skunk Works.

Planning \$ Paid w/SPR	Drainage \$
TCP \$	School Impact \$

*(Handwritten initials)*

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**Grand Junction Community Development Department**

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BUILDING ADDRESS 2874 Aviator's Way  
 SUBDIVISION N/A  
 FILING N/A BLK N/A LOT N/A  
 OWNER Ruth Chilton Pfeider  
 ADDRESS 2317 Interstate Ave  
 TELEPHONE 970-241-2345  
 APPLICANT Ruth C Pfeider  
Colorado Skunkworks, LLC  
 ADDRESS 2317 Interstate Ave  
 TELEPHONE 970-241-2345

TAX SCHEDULE NO. 2705-312-00-941  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2600 #  
 SQ. FT. OF EXISTING BLDG(S) 0  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
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ZONE PAD  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL  
 MAXIMUM HEIGHT \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: \_\_\_\_\_  
 CENSUS TRACT 14 TRAFFIC ZONE 16 ANNEX \_\_\_\_\_

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Applicant Signature Ruth Chilton Pfeider  
 Department Approval [Signature]

Date 4/7/99  
 Date 5-27-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No water/Water Sewer Taps</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6-1-99</u>

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