

Planning \$ Pd.	Drainage \$ —
TCP \$ —	School Impact \$ —

BLDG PERMIT NO. 74461  
 FILE # 5PR-2000-022

**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 2862 Navigators Way  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER WALKER FIELD  
 ADDRESS WALKER FIELD  
 TELEPHONE 244-9100  
 APPLICANT JFUOCO  
 ADDRESS 4360 RACQUET Ch.  
 TELEPHONE 256-0081

TAX SCHEDULE NO. 2705 303  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 SQ. FT. OF EXISTING BLDG(S) 17,360  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS A/C STORAGE VACANT  
 DESCRIPTION OF WORK & INTENDED USE: A/C 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

ONE P.A.D.  
 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: 0  
 SPECIAL CONDITIONS: NONE  
(Knox box req. by Fire Dept.)  
 CENSUS TRACT \_\_\_\_\_ 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 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.

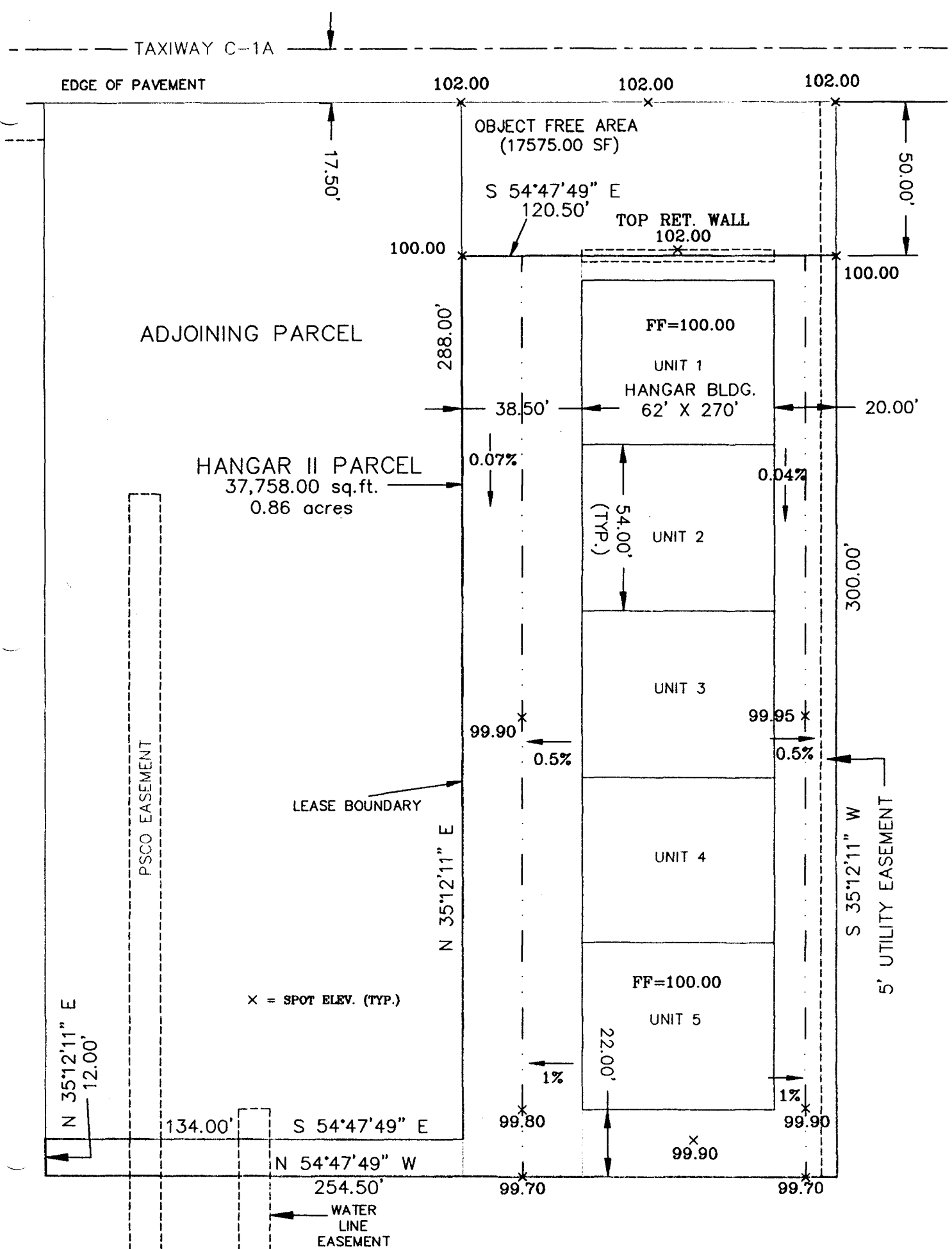
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the Building(s).

Applicant's Signature [Signature] Date 1/29/00  
 Department Approval [Signature] Date 2-28-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>12892</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/29/00</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)

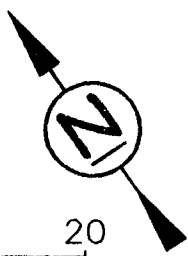


APPROVED FOR CONSTRUCTION EASEMENT BK 2198, PG 646.

*Lori V. Bowen* 2-28-00  
 Community Development Department Date

NAVIGATOR'S WAY

PREPARED BY:  
**KS PROFESSIONAL SURVEYING, INC.**  
 2591 B 3/4 Road  
 Grand Junction, CO 81503  
 Phone: (970) 257-7146 Fax: (970) 255-7047



<b>SITE PLAN</b>	
<b>J. Fuoco L.L.C.</b>	
<b>Hangar II</b>	
1"=40'	Feb 25, 2000
site_rev.dwg	Drawn by: RES
9928	Sheet: 1 of 1