

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>4. 80015</u>
FILE # <u>SPR-2001-114</u>

PLANNING CLEARANCE

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

13850-
8658

^{IF THIS SECTION TO BE COMPLETED BY APPLICANT}
 BUILDING ADDRESS Temporary structure at 2870 Aviators Way

(Tax Parcel No. 2705-311-00-123)
 TAX SCHEDULE NO. _____

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,050 (30'x35')

FILING _____ BLK _____ LOT _____

SQ. FT OF EXISTING BLDG(S) _____

OWNER West Star Aviation, (WSA) INC.

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 796 Heritage Way

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

TELEPHONE (970) 243-7500

USE OF ALL EXISTING BLDGS _____

APPLICANT West Star Aviation

DESCRIPTION OF WORK & INTENDED USE: Installation of prefabricated paint booth within Weather Port fabric-tension structure on existing concrete airport ramp

ADDRESS Same

TELEPHONE _____

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

^{IF THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF}

ZONE PAD

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

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

PARKING REQUIREMENT: NO

MAXIMUM HEIGHT N/A

SPECIAL CONDITIONS: NO

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

CENSUS TRACT 16 TRAFFIC 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 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 D. M. Naschi for WSA

Date 5/21/01

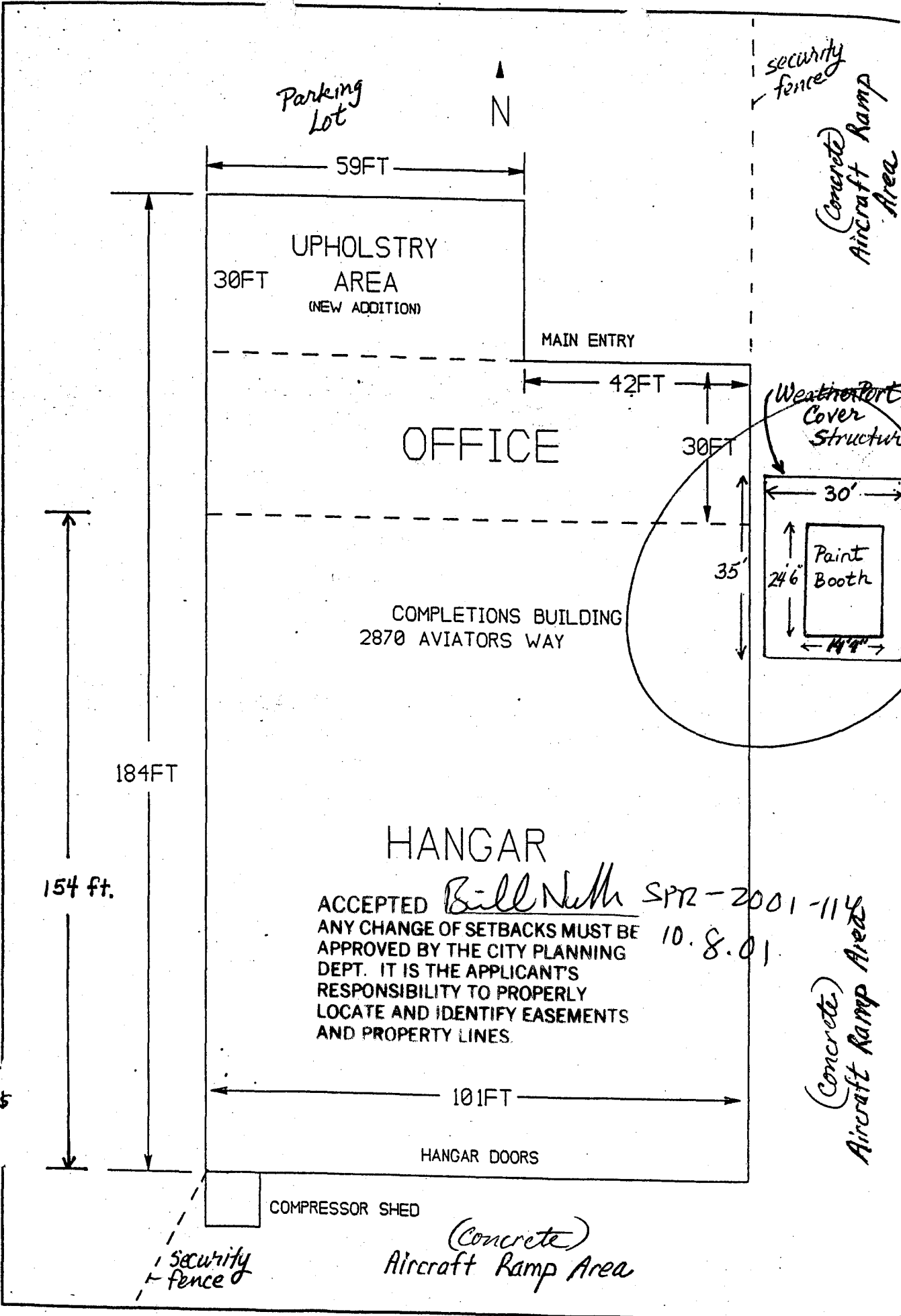
Department Approval Bill Neth

Date 10-8-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	WFO No. <u>Available (temp. no chg in use)</u>
Utility Accounting <u>Patricia L. Vanover</u>			Date <u>10-9-01</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)



Parking Lot

N

59FT

UPHOLSTRY AREA
30FT
(NEW ADDITION)

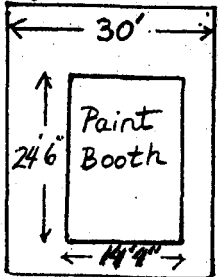
MAIN ENTRY

42FT

OFFICE

30FT

Weather Port
Cover
Structure



35'

COMPLETIONS BUILDING
2870 AVIATORS WAY

184FT

HANGAR

154 ft.

ACCEPTED *Bill Nuth* SPR-2001-114
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. 10.8.01

(Concrete)
Aircraft Ramp Area

Aviators Way

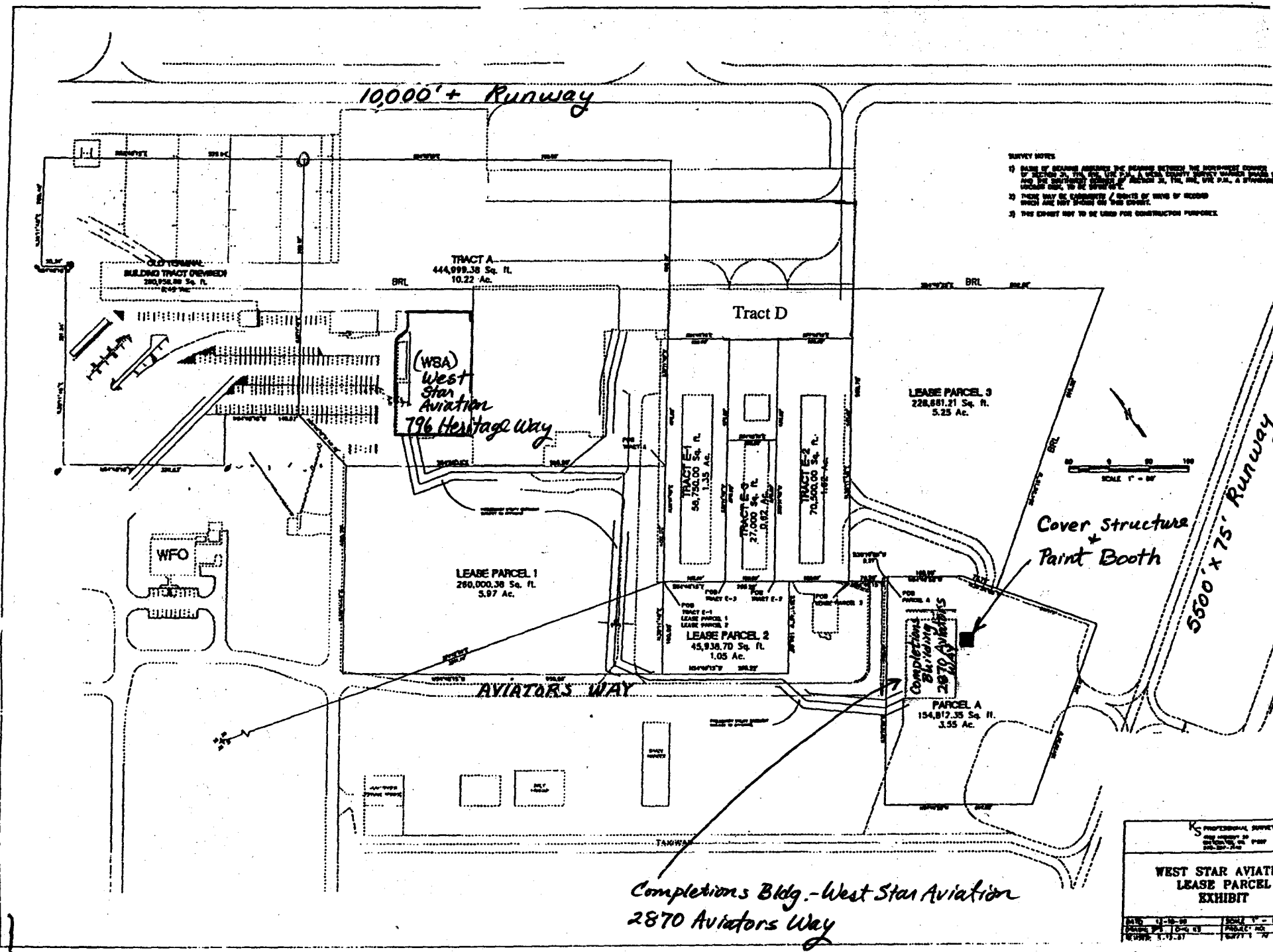
101FT

HANGAR DOORS

COMPRESSOR SHED

security fence

(Concrete)
Aircraft Ramp Area



- SURVEY NOTES**
- 1) NONE OF THE AREAS SHOWN ON THIS PLAN ARE GUARANTEED TO BE ACCURATE UNLESS SPECIFICALLY NOTED OTHERWISE.
 - 2) THERE MAY BE CONFLICTS WITH OTHER SURVEYS OR RECORDS.
 - 3) THIS EXHIBIT MAY BE USED FOR CONSTRUCTION PURPOSES.

SCALE 1" = 50'

10,000'+ Runway

5600' x 75' Runway

TRACT A
444,999.38 Sq. Ft.
10.22 Ac.

Tract D

LEASE PARCEL 3
228,881.21 Sq. Ft.
5.25 Ac.

(WSA)
West Star
Aviation
796 Heritage Way

LEASE PARCEL 1
280,000.38 Sq. Ft.
5.97 Ac.

TRACT E-1
50,750.00 Sq. Ft.
1.15 Ac.

TRACT E-2
70,500.00 Sq. Ft.
1.62 Ac.

TRACT E-3
37,000 Sq. Ft.
0.85 Ac.

LEASE PARCEL 2
45,938.70 Sq. Ft.
1.05 Ac.

PARCEL A
154,812.35 Sq. Ft.
3.55 Ac.

WFO

Cover Structure
+
Paint Booth

Completions
Bldg. -
2870 Aviators
Way

AVIATORS WAY

Completions Bldg. - West Star Aviation
2870 Aviators Way

**WEST STAR AVIATION
LEASE PARCEL
EXHIBIT**

DATE: 11-18-98 SCALE: 1" = 50'
 DRAWN BY: G-43 PARCEL NO:
 CHECKED BY: 1-17-99