

Planning \$ <u>Paid</u>	Drainage \$ <u>NO</u>
TCP \$ <u>NO</u>	School Impact \$ <u>NO</u>

BLDG PERMIT NO. <u>79133</u>
FILE # <u>SPR-2000-241</u>

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2844 HERITAGE WAY
SUBDIVISION Walker Field
FILING BLK LOT
OWNER CONFEDERATE AIR FORCE
ADDRESS 780 HERITAGE WAY
TELEPHONE
APPLICANT DELBERT McCLURE
ADDRESS 2510 So Broadway - GJCO
TELEPHONE 245-2136

TAX SCHEDULE NO. 2705-312-00-941
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ land only
ESTIMATED REMODELING COST \$
NO. OF DWELLING UNITS: BEFORE AFTER
CONSTRUCTION
USE OF ALL EXISTING BLDGS Air Craft Hangars
DESCRIPTION OF WORK & INTENDED USE: Air Craft
HANGARS
40' x 200'

✓ 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 SPECIAL CONDITIONS: NONE
PARKING REQUIREMENT: 0
LANDSCAPING/SCREENING REQUIRED: YES NO ✓ 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.

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 that 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 Delbert McClure Date 11/15/00

Department Approval Lou V. Bowen Date March 21, 2001

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>Airplane Hangar NO PLUMBING</u>
Utility Accounting <u>Marshall Corp</u>			Date <u>3/21/01</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)