

Planning \$ <u>N/C</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

AC

BLDG PERMIT NO. <u>N/A</u>
FILE #

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 2774 Landing View Lane
 SUBDIVISION Walker Field
 FILING — BLK — LOT —
 OWNER WALKER FIELD
 ADDRESS 2828 Walker Field Drive
 TELEPHONE 970 244 9100
 APPLICANT USD1 - BCM
 ADDRESS 2815 H Road
 TELEPHONE 970 244 3182

TAX SCHEDULE NO. 2701-254-00-914
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x12 open
 SQ. FT. OF EXISTING BLDG(S) —
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER —
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS —
 DESCRIPTION OF WORK & INTENDED USE: FOD CONTROL, OPEN SHADE STRUCTURE, R&R BROKEN CONCRETE

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
 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: N/A
 SPECIAL CONDITIONS: —
 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 Mike Whitney - civic eng - BCM Date 11.16.01
 Department Approval Connie Edwards Date 11/16/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>—</u>	W/O No. <u>Permit # 8663</u>
Utility Accounting	<u>Kate Elsberry</u>		Date <u>11/16/01</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)

ACTION SHEET

**Project Name: Bureau of Land Management Loaders Bunker
FAA Case No. 01 DEN-181-NRA**

Location: West of BLM Ramp

APPROVED:

YES

CONTINGENCIES

- 1) An adequate drainage plan must be in place**
- 2) Adherence to Walker Field Airport Authority Ground Lease Documents including Development and Architectural Standards**
- 3) Final Improvement Location Certificate with building, all easement locations and legal descriptions**
- 4) Any changes to the approved plans must be submitted to Walker Field Airport Authority for review and approval**

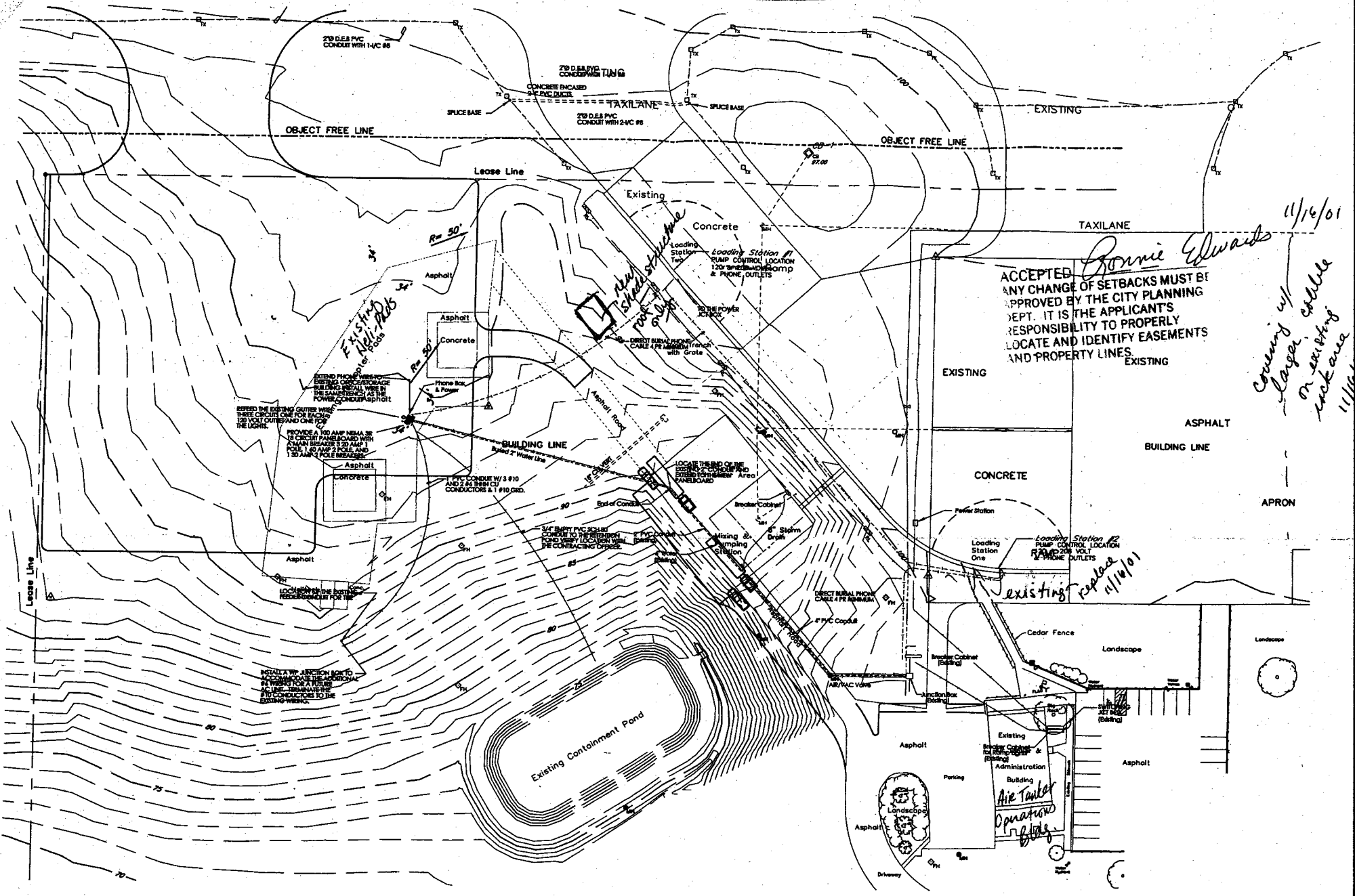
COMMENTS

Walker Field Airport Authority

By:

Ary F. Mancini

Date *10-31-01*



20 DEB PVC CONDUIT WITH 1/4\"/>

CONCRETE ENCASED
SPICE BASE
20 DEB PVC CONDUIT WITH 1/4\"/>

OBJECT FREE LINE

Lease Line

Existing

EXISTING

OBJECT FREE LINE

TAXILANE

Ronnie Edwards

11/10/01

ACCEPTED
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.

Covering w/ larger rubble on existing tank area 11/10/01

EXISTING

EXISTING

ASPHALT

BUILDING LINE

APRON

CONCRETE

EXISTING
11/11/01

EXTEND PHONE WIRING
EXISTING CONDUIT TO
BUILDING INSTALL WIRE IN
THE MANHOLE AS THE
POWER CONDUIT ASPH/PT

REFER TO THE EXISTING GUTTER WITH
THREE CIRCUIT ONE FOR EACH
120 VOLT OUTLET AND ONE FOR
THE LIGHT.

PROVIDE A 100 AMP NEMA 3R
UNIT CIRCUIT PANEL BOARD WITH
A MAIN BREAKER 3 20 AMP
POLE, 1 20 AMP POLE AND
1 20 AMP POLE BREAKER.

1" PVC CONDUIT W/ 3 #10
AND 2 #8 BRACKETS
CONDUCTORS AT #10 STD.

3/4" RIGID PVC SOLE
CONDUIT TO BE INSTALLED
FOR VARIOUS USES WHICH WILL
BE CONTACTING GROUND.

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Existing Containment Pond

Power Station

Loading Station One

Loading Station #2
RAMP CONTROL LOCATION
120 VOLT & PHONE OUTLETS

Loading Station One

EXISTING
11/10/01

Cedar Fence

Regain Cabinet

Junction Box

Existing
Regain Cabinet
Administration
Building

Asphalt

Parking

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

*Air Tanker
Operations
Building*



Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt

Asphalt