

Planning \$ <u>0</u>	Drainag. <u>0</u>
TCP \$ <u>7500⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR-2000-070</u>

6500⁰⁰

PLANNING CLEARANCE

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

file copy

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2810 Landing View Lane
 SUBDIVISION Walker Field
 FILING _____ BLK _____ LOT _____
 OWNER Sky Adventures L.L.C.
 ADDRESS 2496 Del Mar, Grand Jct.
 TELEPHONE _____
 APPLICANT Donald R. Hillery
 ADDRESS 751 Horizon Ct. St 102, Grand Jct
 TELEPHONE 970-245-710

TAX SCHEDULE NO. 2705-303-00-109
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24,650
 SQ. FT. OF EXISTING BLDG(S) 20,700
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS PAINT HANGAR
 DESCRIPTION OF WORK & INTENDED USE: Remodel
existing building & install elevator
tower & parking lot FOR RESTAURANT & OFFICE

✓ 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 PD
 SETBACKS: FRONT: NA 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 NA

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: YES
 SPECIAL CONDITIONS: POR APPROVED SITE
PLAN 8-2-00
 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 Donald R. Hillery
 Department Approval Bill Nuth

Date 3/22/00
 Date 8-2-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>13299</u>
Utility Accounting <u>JR</u>			Date <u>8/3/00</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)