

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

BLDG PERMIT NO. <u>79953</u>
FILE # <u>SPR-2001-085</u>

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 <u>2864 NAVIGATORS WAY</u>	TAX SCHEDULE NO. <u>2701-312-00-941</u>
SUBDIVISION <u>WALKER FIELD</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>5600 SF</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
OWNER <u>WALKER: GORDON AUBRY</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS _____	CONSTRUCTION
TELEPHONE _____	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
APPLICANT <u>TERRY NICHOLS</u>	CONSTRUCTION
ADDRESS <u>751 HORIZON CT 6S</u>	USE OF ALL EXISTING BLDGS <u>0</u>
TELEPHONE <u>245-7101</u>	DESCRIPTION OF WORK & INTENDED USE: _____
	<u>AIRCRAFT STORAGE</u>

✓ 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 <u>PAD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>NA</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2 SPACES</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>PER SITE PLAN APPROVED</u>
MAXIMUM HEIGHT _____	<u>S-17-01 SPR-2001-085, THIS CLEARANCE</u>
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>NA</u>	<u>REPLACES CLEARANCE DATED 5-2-01.</u>
	CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____
	<u>FLOOR DRAIN & SEWER ADDED</u>

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 <u>Terry Nichols</u>	Date <u>18 May 01</u>
Department Approval <u>Bill Neher</u>	Date <u>5-19-01</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>13973</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/18/01</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)

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>333⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>79953</u>
FILE # <u>SPR-2001-085</u>

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 2866 Navigators Way
 SUBDIVISION Walker Field
 FILING _____ BLK _____ LOT _____
 OWNER Gordon Astry
 ADDRESS _____
 TELEPHONE _____
 APPLICANT Nichols Associates, Inc.
 ADDRESS 751 Horizon Ct. GJ
 TELEPHONE 245-7101

TAX SCHEDULE NO. 2701-312-00-941
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5600
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS AIRPORT HAULAGE
 DESCRIPTION OF WORK & INTENDED USE: _____
Aircraft 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

ZONE PAD
 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: 2 SPACES
 SPECIAL CONDITIONS: PER SITE PLAN APPROVED
S-2-01 SPR-2001-085
 CENSUS TRACT 16 TRAFFIC ZONE 14 ANNEX _____

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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 Terry Michael Date _____
 Department Approval Bill Nuth *CO sign off 11/28/01* Date 5-2-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No water/sewer for flushanger.</u>
Utility Accounting <u>Khalt</u>			Date <u>5/7/01</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)

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCF \$ <u>333⁰⁰</u>	School Impact \$ <u>0</u>

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FILE # <u>SPR-2001-085</u>

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 <u>286 1/2 Navigators Way</u>	TAX SCHEDULE NO. <u>2701-312-00.941</u>
SUBDIVISION <u>Walker Field</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>5600</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
OWNER <u>Gordon Astry</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS _____	CONSTRUCTION
TELEPHONE _____	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
APPLICANT <u>Nichols Associates, Inc.</u>	CONSTRUCTION
ADDRESS <u>751 Horizon Ct. JT</u>	USE OF ALL EXISTING BLDGS <u>AIRPORT HANGAR</u>
TELEPHONE <u>245-7101</u>	DESCRIPTION OF WORK & INTENDED USE: _____
<input checked="" type="checkbox"/> Submittal requirements are outlined in the SID (Submittal Standards for Improvements and Development) document.	<u>Aircraft Storage</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PAD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>NA</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2 SPACES</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>PDR SITE PLAN APPROVED</u>
MAXIMUM HEIGHT _____	<u>S-2-01 SPR-2001-085</u>
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>NA</u>	CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

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Applicant's Signature <u>Terry Nichols</u>	Date _____
Department Approval <u>Bill Nish</u>	Date <u>5-2-01</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>No water/sewer for this hangar</u>
Utility Accounting <u>KHalt</u>	Date <u>5/7/01</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)

SEE CLEARANCE PER S-17-01

VOID