

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

EC

no permit req'd

BLDG PERMIT NO.
FILE # <u>MSP-2002-05</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 2774 Landing View Lane  
 SUBDIVISION N/A (Walker Field)  
 FILING — BLK — LOT —  
 OWNER BLM  
 ADDRESS 2815 H Road GJT 81506  
 TELEPHONE 970-244-3180  
 APPLICANT Armstrong Consultants Inc.  
 ADDRESS 861 Road Ave GJT 81501  
 TELEPHONE 970-242-0101

TAX SCHEDULE NO. 2705-313-00-941  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ —  
 ESTIMATED REMODELING COST \$ —  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS aircraft parking  
 DESCRIPTION OF WORK & INTENDED USE: Demo  
existing apron. Construct new  
apron

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  
 PARKING REQUIREMENT: N/A  
 LANDSCAPING/SCREENING REQUIRED: YES — NO X

SPECIAL CONDITIONS: replace existing  
no structures  
 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 [Signature]

Date 28 MAR 02

Department Approval Ronnie Edwards

Date 5/15/02

Additional water and/or sewer tap fee(s) are required: YES <u>—</u> NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/16/02</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)