

Planning \$ <u>PD</u>	Drainage \$ <u>pd - per airport</u>
TCP \$ <u>825.70</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2003-205</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 2847 Aviators Way
 SUBDIVISION Walker Field
 FILING BLK LOT

TAX SCHEDULE NO. 2705-312-00-941
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 11,280

OWNER Nunnery / Bottom
 ADDRESS 2849 Aviators Way
 CITY/STATE/ZIP 260-9980

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) N/A

APPLICANT Ron Nunnery
 ADDRESS 2849 Aviators Way
 CITY/STATE/ZIP CO 81506
 TELEPHONE 201-7007 cell.

DESCRIPTION OF WORK & INTENDED USE:
build airplane hangar -
for storage only

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> SETBACKS: FRONT: <u> </u> from Property Line (PL) or <u> </u> from center of ROW, whichever is greater SIDE: <u> </u> from PL REAR: <u> </u> from PL MAX. HEIGHT <u> </u> MAX. COVERAGE OF LOT BY STRUCTURES <u> </u>	LANDSCAPING/SCREENING REQUIRED: <u>fencing only</u> YES <u> </u> NO <u>N/A</u> PARKING REQUIREMENT: <u>shared/adj. bldg.</u> SPECIAL CONDITIONS: <u>No repairs</u> <u>All site improvements must meet</u> <u>current ADA Standards -</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 Ron Nunnery Date 12-29-03
 Department Approval Ronnie Edwards APA Date 1-6-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Planning \$ <u>PD</u>	Drain \$ <u>pd - per airport</u>
TCP \$ <u>825.70</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2003-205</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 2847 Aviators Way
 SUBDIVISION Walker Field
 FILING BLK LOT
 OWNER Nunnery / Bottom
 ADDRESS 2849 Aviators Way
 CITY/STATE/ZIP 260-9980

TAX SCHEDULE NO. 2705-312-00-941
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 11,280
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) N/A

APPLICANT Ron Nunnery
 ADDRESS 2849 Aviators Way
 CITY/STATE/ZIP CO 81506
 TELEPHONE 201-7007 cell.

DESCRIPTION OF WORK & INTENDED USE:
build airplane hangar -
for storage only

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> SETBACKS: FRONT: <u> </u> from Property Line (PL) or <u> </u> from center of ROW, whichever is greater SIDE: <u> </u> from PL REAR: <u> </u> from PL MAX. HEIGHT <u> </u> MAX. COVERAGE OF LOT BY STRUCTURES <u> </u>	LANDSCAPING/SCREENING REQUIRED: <u>fencing only</u> YES <u> </u> NO <u>N/A</u> PARKING REQUIREMENT: <u>shared/adj. bldg.</u> SPECIAL CONDITIONS: <u>No repairs</u> <u>All site improvements must meet</u> <u>current ADA Standards -</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 Ron Nunnery
 Department Approval Ronnie Edwards / APA

Date 12-29-03
 Date 1-6-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16918</u>
Utility Accounting <u>[Signature]</u>			Date <u>1-6-04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)