

Planning \$ <u>PR</u>	Drainar \$ <u>0</u>
TCP \$ <u>877.00</u>	School Impact \$ <u>N/A</u>

DG PERMIT NO.
FILE # <u>SPR-2003-206</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

779 South
 BUILDING ADDRESS A HERITAGE ~~WAY~~ CT.
 SUBDIVISION WALKER FIELD
 FILING — BLK — LOT —
 OWNER CLEAR BLUE SKY LLC
C/O DOG HOMBRES
 ADDRESS 3245 I-70 BUS. LOOP
CLIFTON, CO 81520
 TELEPHONE 216-9553
 APPLICANT Rob Rowlands
 ADDRESS 917 Main Street
 TELEPHONE 241-1903

TAX SCHEDULE NO. 2705-312-00-941
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11,980 SF
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS —
 DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
PRIVATE AIRCRAFT HANGAR BLDG.
FOR 7 AIRCRAFT

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document
Jim Cox 250-0463 Impact of I-70 see 11/5/02

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PAD
 SETBACKS: FRONT: — from Property Line (PL) of
— 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 X
 PARKING REQUIREMENT: N/A
 SPECIAL CONDITIONS: per site plan
dated 10/03/03
 CENSUS TRACT — TRAFFIC ZONE — 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 [Signature] Date 9/13/03
 Department Approval Bonnie Edwards APA Date 11/6/03

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>16716</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/6/03</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)

From: Scott Williams
To: Bob Lee; Faye Gibson; Trenton Prall
Date: 11/6/03 2:47PM
Subject: RE: Sand/Oil Trap Requirement

11/06/03

Based on information submitted to this office, Clear Blue Sky (private aircraft hangars), to be located at 799 South Heritage Court, will be required to install a floor drain sand/oil trap in each of the planned hangars (7). The proposed design of each trap has been approved by the Industrial Pretreatment Program. Should you have questions, please contact me at 256-4162.