

Planning \$ <u>PD</u>	Drainage <u>—</u>
TCP \$ <u>\$951.60</u>	School Impact \$ <u>N/A</u>

90595

CG PERMIT NO. <u>39505</u>
FILE # <u>SPR-2003-057</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 2864 NAVIGATORS WAY TAX SCHEDULE NO. 2705-312-00-941
 SUBDIVISION Walker Field SQ. FT. OF PROPOSED BLDG(S)/ADDITION 13,000
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 5,600

OWNER Gordon Autry NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 ADDRESS 72834 Kinikin Rd CONSTRUCTION
Montrose, CO 81401
 TELEPHONE 970-249-8246 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

APPLICANT Terry Nichols USE OF ALL EXISTING BLDGS Aircraft Storage
 ADDRESS P.O. Box 37, Molina, CO DESCRIPTION OF WORK & INTENDED USE: construct
 TELEPHONE 970-487-3774 Hanger for Aircraft Storage
Removal of bathrooms
& water faucet / just floor drain

✓ 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 LANDSCAPING/SCREENING REQUIRED: YES NO
 SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater
 SIDE: — from PL REAR: — from PL PARKING REQUIREMENT: —
 MAXIMUM HEIGHT N/A SPECIAL CONDITIONS: per plans
 MAXIMUM COVERAGE OF LOT BY STRUCTURES — CENSUS TRACT — TRAFFIC ZONE N/A 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 Terry Nichols Date 28 Mar 03
 Department Approval Phonie Edwards Date 5/29/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change in use no plumbing</u>
Utility Accounting	<u>Chamble</u>		Date <u>5/29/03</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)

From: Scott Williams
To: Bob Lee; Faye Gibson; Trenton Prall
Date: 7/15/03 1:59PM
Subject: RE: New Addition to Autry Hangar

5/29/03

SPR-2003-057

7/15/03

Based on information submitted to this office, an addition/expansion to the Gordon Autry Hangar, located at 2864 Navigator's Way, will have no additional pretreatment requirements to meet. Their existing sand/oil interceptor will service the new addition. Please contact me at 256-4162, should you have questions or comments.