

Planning \$ <u>Pd</u>	Drainage <u></u>
TCP \$ <u>975.42</u>	School Impact \$ <u></u>

CG PERMIT NO. <u>91989</u>
FILE # <u>SPR-2003-147</u>

* 1059.42

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 2868 Navigator's Way

TAX SCHEDULE NO. 2705--312--00--941

SUBDIVISION Walker Field

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~12,500~~ 14,473

FILING N/A BLK _____ LOT _____

SQ. FT OF EXISTING BLDG(S) 0

OWNER HR Aviation

NO. OF DWELLING UNITS: BEFORE ___ AFTER ___
CONSTRUCTION

ADDRESS 2810 Landing View Lane

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE (970) 243-9611

USE OF ALL EXISTING BLDGS Airplane Hangar

APPLICANT Ron Rouse / Extreme Construction

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 1820 O Road, Fruita, CO 81521

Maintenance and Storage of Aircraft

TELEPHONE (970) 255-8116

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 X

SETBACKS: FRONT: _____ from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: Yes

MAXIMUM HEIGHT Per site plan

SPECIAL CONDITIONS: Per Site Plan Approved

MAXIMUM COVERAGE OF LOT BY 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.

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 Ronald D. Rouse

Date 7-9-03

Department Approval Gonnie Edwards APA

Date 10-21-03

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>11/11/03</u>
Utility Accounting <u>Letter Credit</u>		Date <u>10/23/03</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)