

Planning \$ <u>10</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

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

PLANNING CLEARANCE

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

Grand Junction Community Development Department

84721-4789

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2868 NAVIGATORS WAY</u>	TAX SCHEDULE NO. <u>2705-311-00 197</u>
SUBDIVISION <u>WALKER FIELD</u>	SQ. FT. OF EXISTING BLDG(S) <u>14,473</u>
FILING <u>N/A</u> BLK <u>—</u> LOT <u>—</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>0</u>
OWNER <u>MR H R AVIATION</u>	MULTI-FAMILY:
ADDRESS <u>2810 LANDING VIEW LN.</u>	NO. OF DWELLING UNITS: BEFORE <u>—</u> AFTER <u>—</u>
CITY/STATE/ZIP <u>G-J. CO 81521</u>	CONSTRUCTION
APPLICANT <u>MERC HEINECKE / EXTREME COND.</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
ADDRESS <u>1820 O RD FRUITA CO</u>	CONSTRUCTION
CITY/STATE/ZIP <u>FRUITA</u>	USE OF ALL EXISTING BLDG(S) <u>MAINT + HANGAR</u>
TELEPHONE <u>970-858-3102</u>	DESCRIPTION OF WORK & INTENDED USE:
	<u>COVERED PATIO BY ENCLOSED</u>
	<u>W/ 20' X 35' ENTRY</u>

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>	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per Plan</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>Per Plan</u>
MAX. HEIGHT _____	
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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.

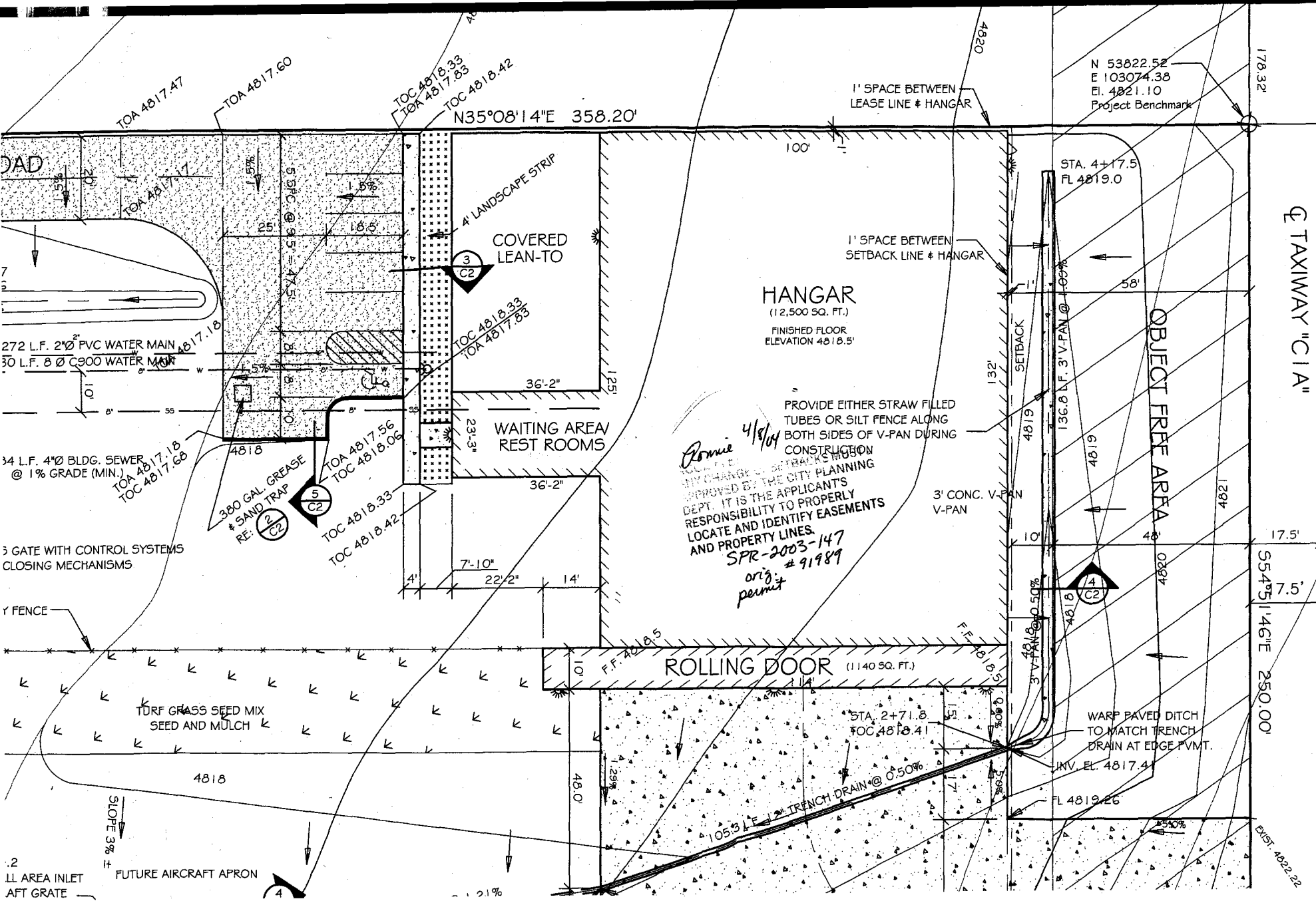
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>Mr. Neil</u>	Date <u>4-8-04</u>
Department Approval <u>Ronnie Edwards APA</u>	Date <u>4-8-04</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Patrol</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-8-04</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)



HANGAR
 (12,500 SQ. FT.)
 FINISHED FLOOR
 ELEVATION 4818.5'

PROVIDE EITHER STRAW FILLED
 TUBES OR SILT FENCE ALONG
 BOTH SIDES OF V-PAN DURING
 CONSTRUCTION

Ronnie 4/8/04
 CITY CHIEF OF SETBACKS HIGHWAY
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.
 SPR-2003-147
 orig. # 91989
 permit

TAXIWAY "CIA"

OBJECT FREE AREA

STA. 4+17.5
 FL 4819.0

WARP PAVED DITCH
 TO MATCH TRENCH
 DRAIN AT EDGE PVMT.
 INV. EL. 4817.4'

FL 4819.26

STA. 2+71.8
 FOC 4818.41

ROLLING DOOR (1140 SQ. FT.)

WAITING AREA
 REST ROOMS

COVERED
 LEAN-TO

1' SPACE BETWEEN
 LEASE LINE & HANGAR

1' SPACE BETWEEN
 SETBACK LINE & HANGAR

N 53822.52
 E 103074.38
 EL. 4821.10
 Project Benchmark

178.32'

17.5'

7.5'

55.45' 146.1'E 250.00'

E151' 4822-22

