

Planning \$ Pd	Drainage \$ 0
TCP \$ 0	School Impact \$ N/A

BLDG PERMIT NO.
FILE # MSP-2005-212

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 2860 AVIATORS WAY

SUBDIVISION walker field

PLANNING - BLK - LOT -

OWNER Walker Field Airport Auth

ADDRESS 2828 Walker Field Dr

CITY/STATE/ZIP Grand Jct Co 81506 Ste 301

APPLICANT AERO-GJT, LLC

ADDRESS 2207 Lyn St

CITY/STATE/ZIP Grand Jct Co 81505

TELEPHONE 970-243-8585

TAX SCHEDULE NO. 2705-312-00-941

SQ. FT. OF EXISTING BLDG(S) N/A

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 396 SQFT

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE / AFTER /
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE / AFTER /
CONSTRUCTION

USE OF ALL EXISTING BLDG(S) none - paved lot

DESCRIPTION OF WORK & INTENDED USE: install
self serve fuel tank

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 <u>NO</u> <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <u>electrical permit</u> <u>req'd - in leased area</u> <u>per site plan</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).

Department Approval Ronnie Edwards APA

Date 8/24/05
Date 10/12/05

Additional water and/or sewer tap fee(s) are required: YES <u>NO</u> <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>D Overholt</u>	Date <u>10/12/05</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)