

Planning \$ <u>pd w/ App</u>	Drain \$ <u>0</u>
TCP \$ <u>1568²⁵</u>	School Impact \$ <u>0</u>



BLDG PERMIT NO.
FILE # <u>MSP-2005-161</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 796 Heritage Way
 SUBDIVISION Walker Field Airport
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2705-312-00-941 (Garage)
2705-312-00-122 (Bldg)
 SQ. FT. OF EXISTING BLDG(S) 32,500
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 850

OWNER PEL Properties, LLC
 ADDRESS 101 S 3RD ST, ST. 360
 CITY/STATE/ZIP G.J., CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT Sun King Mgmt. Corp
 ADDRESS P.O. Box 3299
 CITY/STATE/ZIP G.J., CO 81502
 TELEPHONE 970-245-9123

USE OF ALL EXISTING BLDG(S) Offices & Aircraft Maint.
 DESCRIPTION OF WORK & INTENDED USE: INTERIOR REMOVAL OF OFFICES AND addition to entry

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> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>PER PLAN</u> from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____ _____ _____
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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 Greg H. Woz
 Department Approval Santa J. Costello

Date 6-29-05
 Date 7/18/05

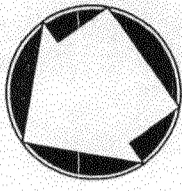
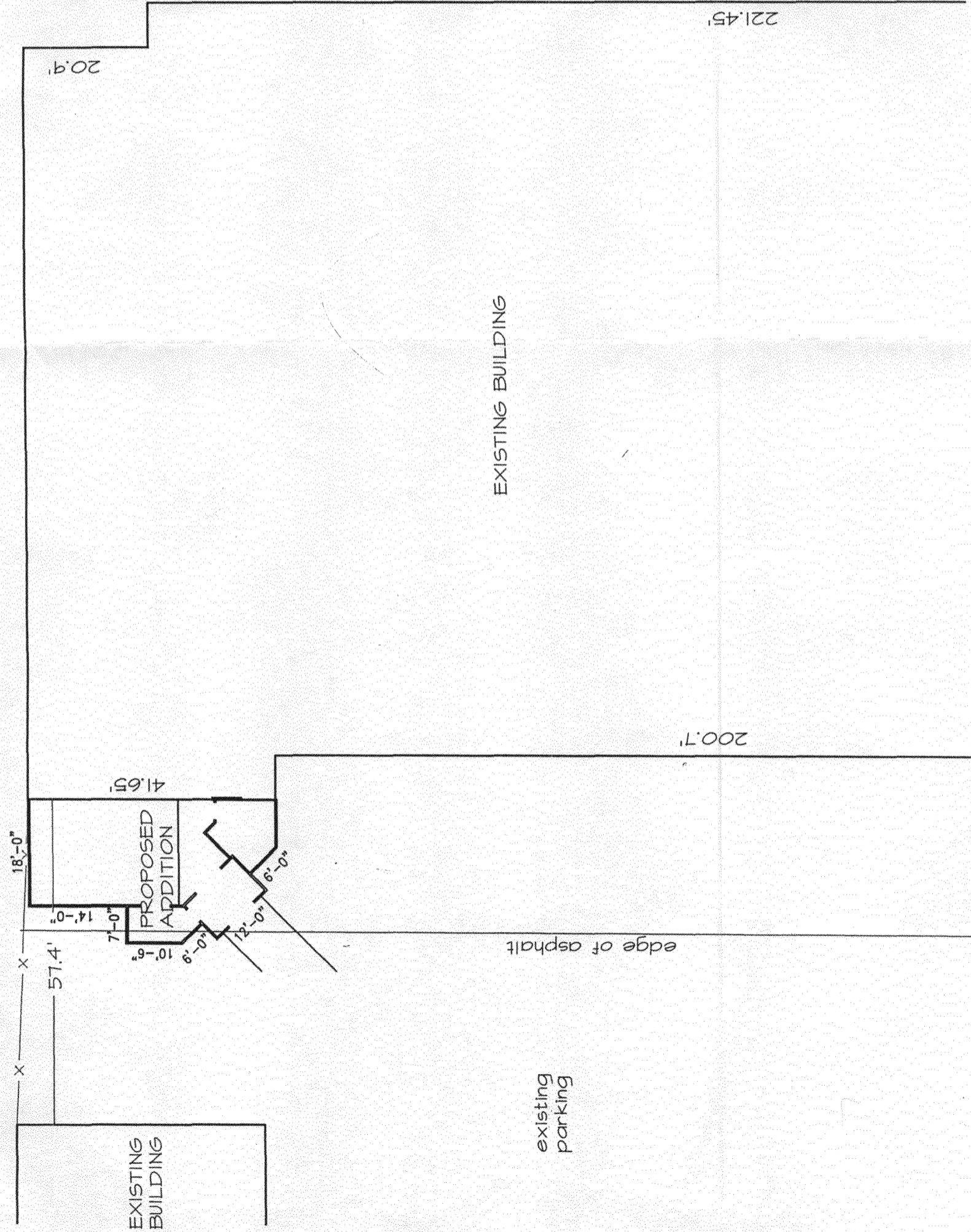
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Bob Curran</u>			Date <u>7/18/05</u>

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)

WEST STAR AVIATION

SITE PLAN



existing parking

EXISTING BUILDING

Major or Minor Site Plan Approval
Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on July 18, 2005.
In accordance with Section 2.2(D)(4)(c)(2), or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on Jan 18, 2006.

Executed by: Antony Castello-Chavez Date 7/18/05
Name of Title
Community Development Department
City of Grand Junction, Colorado
Robert Brown 7-18-05
David Egan

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210
Grand Junction CO 81505 fic@tlicwest.com
Drawn: kst Checked: dat Date: Jun 27, 2005
S:\Survey\0268 sunking\WestStar\weststar.dwg No. 0268-0560