

Planning \$ <u>Pdw/App</u>	Drain \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>MSP-2005-165</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

13857-8664

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2780 Landing View Ln.
 SUBDIVISION n/a
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2701-254-00-941
 SQ. FT. OF EXISTING BLDG(S) 28,000
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 720 (240 each)

OWNER Walker Field Airport
 ADDRESS 2828 Walker Field Dr. #301
 CITY/STATE/ZIP Grand Jet., CO 81506

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 4
 CONSTRUCTION on lease area

APPLICANT Junction Property Management
 ADDRESS 2780 Landing View Lane
 CITY/STATE/ZIP Grand Jet., CO 81506
 TELEPHONE 970-263-0677

USE OF ALL EXISTING BLDG(S) airplane leasing/repair
 DESCRIPTION OF WORK & INTENDED USE: storage units
Dry Building (NAWTR/SWR)

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: <u>PER PLM</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>PER PLM</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).

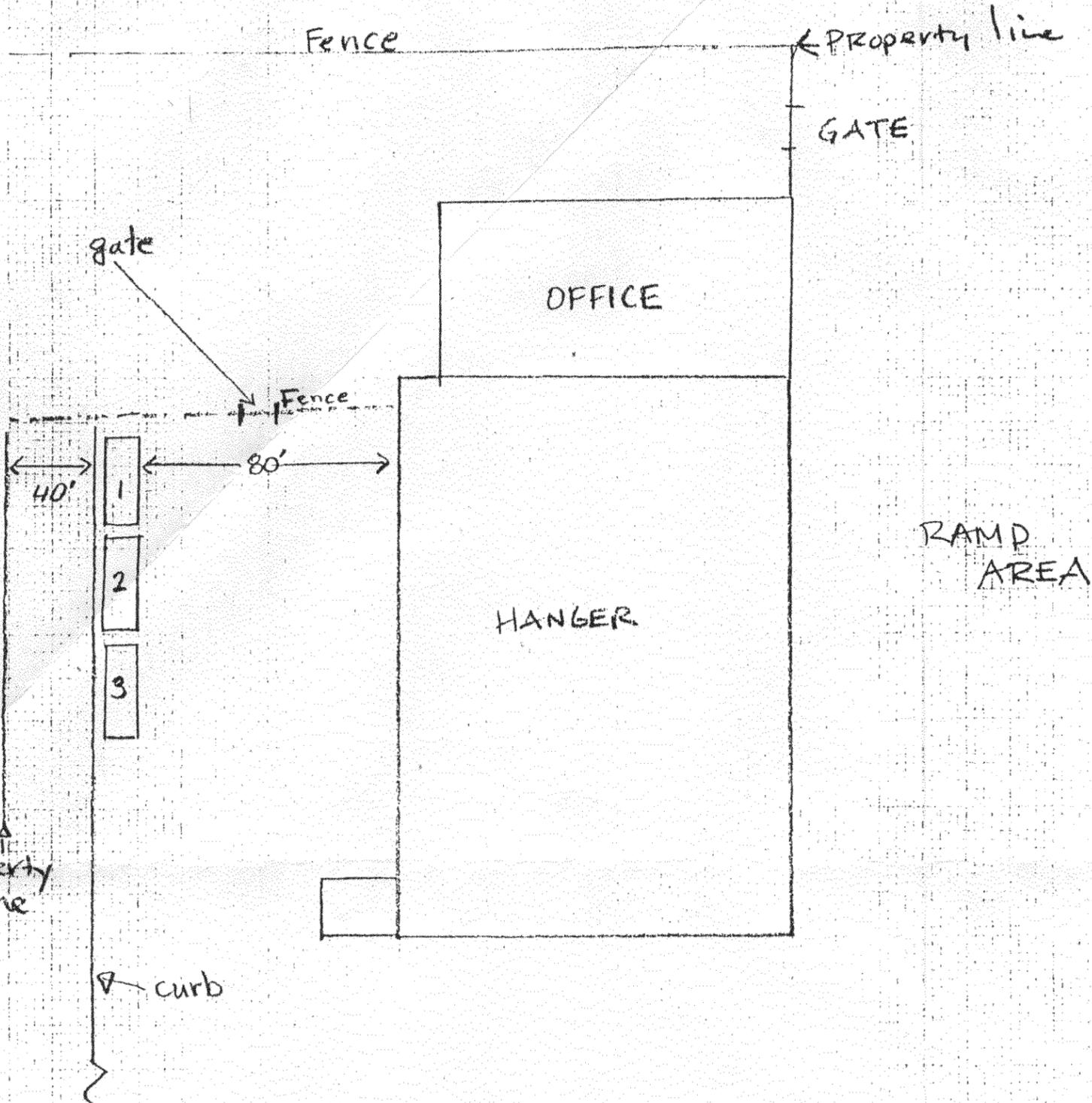
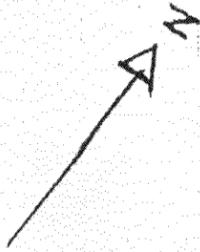
Applicant's Signature Scott Reichold Date 6/7/05
 Department Approval Anta Costello Date 7/27/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. _____
Utility Accounting <u>AS</u>	Date <u>7/27/05</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)

BLM OPS ↑



- 1 Portable Storage Unit (wood) 10x24
- 2 (same)
- 3 (same)

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 under-
 signed, this Site Plan was approved on July 27, 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 27
 2006.

Executed by: Andy Costello - Assoc Planner 7/27/05
 Name and Title Date

Community Development Department
 City of Grand Junction, Colorado

RNWX 29/11