

Planning \$ <u>PA</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE # <u>MSP-2005-234</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

2808

BUILDING ADDRESS LANDING VIEW LANE

SUBDIVISION WALKER FIELD AIRPORT

FILING _____ BLK _____ LOT _____
SEE EXHIBIT A ATTACHED

OWNER WEST STAR AVIATION

ADDRESS 796 HERITAGE WAY

CITY/STATE/ZIP GRAND JUNCTION

APPLICANT INDEPENDENT PUMP CO.

ADDRESS 948 3RD AVE.

CITY/STATE/ZIP GRAND JCT. CO 81501

TELEPHONE 970-242-5433

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

TAX SCHEDULE NO. WALKER FIELD AIRPORT

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

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER _____
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER _____
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) N/A

DESCRIPTION OF WORK & INTENDED USE: INSTALL ABOVE GROUND TANKS FOR JET FUEL

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PAD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>0</u>
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 <u>Per field agreement</u>	SPECIAL CONDITIONS: <u>in aeronautical area - next to runway (Fuel Farm)</u>
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: [Signature] Date: 9-29-05

Department Approval: Ronnie Edwards APA Date: 10/27/05

Additional water and/or sewer tap fee(s) are required:	YES	NOL <input checked="" type="checkbox"/>	W/O No. <u>No Pumping Sewer lines</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>10/27/05</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)

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TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

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\$ 2705,312.00,941

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