

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR-2005-281</u>

## PLANNING CLEARANCE

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

### Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

New Address - 790 Heritage Way

BUILDING ADDRESS 2847 Aviators Way TAX SCHEDULE NO. 2705-312-00-941

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_

OWNER WALKER Field Airport Authority MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

ADDRESS 2828 WALKER Field DR,  
 CITY/STATE/ZIP GRAND Junction, CO. 81506 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT CMG Group Inc. USE OF ALL EXISTING BLDG(S) \_\_\_\_\_

ADDRESS 2000 SO. Colu Blvd. Tower 1 suite 1050 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 CITY/STATE/ZIP Denver, CO. 80222 Grading & Brush removal  
No utility or foundation work.

TELEPHONE 303-751-4500

**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>N/A</u> NO _____
SETBACKS: FRONT: <u>N/A</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>N/A</u> from PL REAR: <u>N/A</u> from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT <u>N/A</u>	SPECIAL CONDITIONS: <u>Site prep only.</u> <u>No construction at this time.</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 George Lopez Date 6-20-06

Department Approval Pat Carr Date 6-20-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Site prep only</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>6/26/06</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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(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2847 Aviators Way</u>	TAX SCHEDULE NO. <u>2705-312-00-941</u>
SUBDIVISION _____	SQ. FT. OF EXISTING BLDG(S) _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____
OWNER <u>WALKER Field Airport Authority</u>	<b>MULTI-FAMILY:</b>
ADDRESS <u>2828 WALKER Field Dr.</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>GRAND Junction, Co. 81506</u>	CONSTRUCTION
	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
	CONSTRUCTION
APPLICANT <u>CMG Group Inc.</u>	USE OF ALL EXISTING BLDG(S) _____
ADDRESS <u>2000 So. Cole Blvd. Tower 1 site 10500</u>	DESCRIPTION OF WORK & INTENDED USE: _____
CITY/STATE/ZIP <u>Denver, Co. 80222</u>	<u>Grading &amp; Brush removal</u>
TELEPHONE <u>303-751-4500</u>	<u>No utility or foundation work.</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 <u>NA</u> NO _____
SETBACKS: FRONT: <u>NA</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>HA</u>
SIDE: <u>NA</u> from PL REAR: <u>NA</u> from PL	SPECIAL CONDITIONS: <u>Site prep only.</u>
MAX. HEIGHT <u>NA</u>	<u>No construction at this time.</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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Applicant's Signature <u>Sergey Spole</u>	Date <u>6-20-06</u>
Department Approval <u>Pat Carl</u>	Date <u>6-20-06</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Site prep only</u>
Utility Accounting <u>Marcell Cole</u>	Date <u>6/20/06</u>		

**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)**

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