

Planning \$ <u>PD</u>	Drain \$ <u>1,405.00</u>
TCP \$ <u>\$1,663.00</u>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE # <u>SPR 2007-326</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 2856 AVIATORS Way
 SUBDIVISION Walker Field
 FILING — BLK — LOT —

TAX SCHEDULE NO. 2765-312-00-121-122
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1440

OWNER West Star Aviation
 ADDRESS 796 Heritage Way
 CITY/STATE/ZIP Grand Junction Co

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

APPLICANT E. Z. SHADE
 ADDRESS 8180 E. MAIN
 CITY/STATE/ZIP FARMINGTON NM 87402
 TELEPHONE 505 327 7700

USE OF ALL EXISTING BLDG(S) Airplane Hangars: Maintenance
 DESCRIPTION OF WORK & INTENDED USE: _____
Storage for FBO Ground Support
Equipment.

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: _____ from PL, REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>no change</u> SPECIAL CONDITIONS: <u>Runway area</u>
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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 [Signature] Date 10-9-07
 Department Approval Ronnie Edwards Date 12/19/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO charge water/sw.</u>
Utility Accounting <u>[Signature]</u>			Date <u>12/24/07</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)



PUBLIC WORKS & PLANNING

RECORD OF DECISION / FINDINGS OF FACT

DATE: December 19, 2007
FILE: SPR-2007-326
LOCATION: 2856 Aviators Way

PETITIONER: Westar Aviation
2856 Aviators Way
Grand Junction, CO 81506

REPRESENTATIVE: Eric Ivie
8180 E. Main
Farmington, NM 87401
505-327-7700

PLANNER: Ronnie Edwards

PROJECT IS: **Approved**

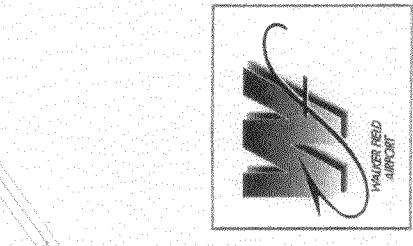
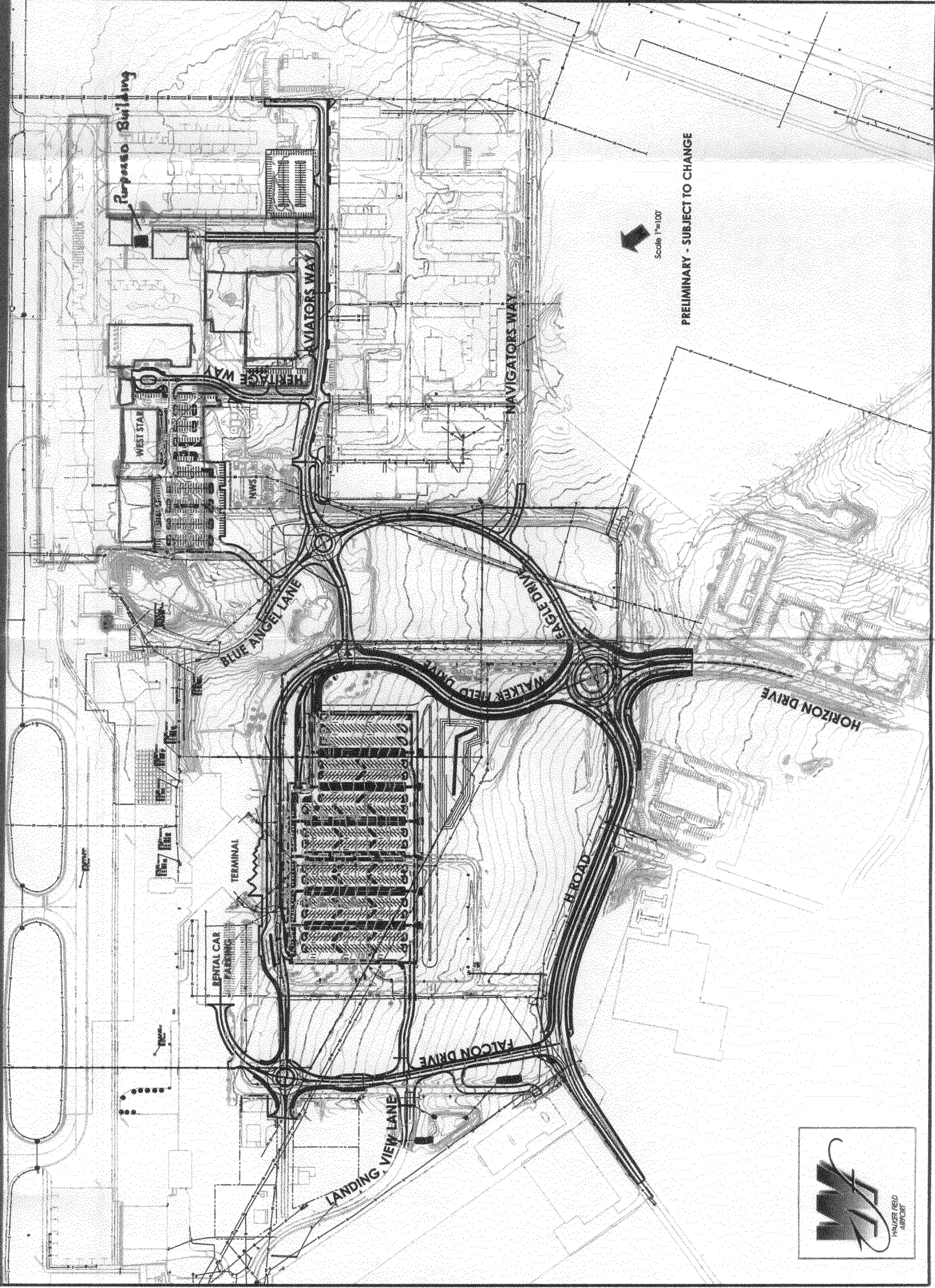
The Grand Junction Community Development Department, in accordance with Section 2.2.D.4.b of the Zoning and Development Code, approves the construction of a 1,440 square foot storage building for ground support equipment located at 2856 Aviators Way. The storm drainage fee of \$1,405 and the TCP of \$1,663 must be collected to issue the planning clearance. All checks need to be made out to the City of Grand Junction.

This approval shall only be valid for 180 days. If a building permit is obtained within said 180 calendar days, the major site plan review shall be valid as long as the building permit remains valid. Please schedule a site check with Staff once the construction is complete. This must be done before a Final Certificate of Occupancy can be issued by Mesa County Building Department.

Sincerely,

Ronnie Edwards

Walker Field Land-Side Improvements



PRELIMINARY - SUBJECT TO CHANGE

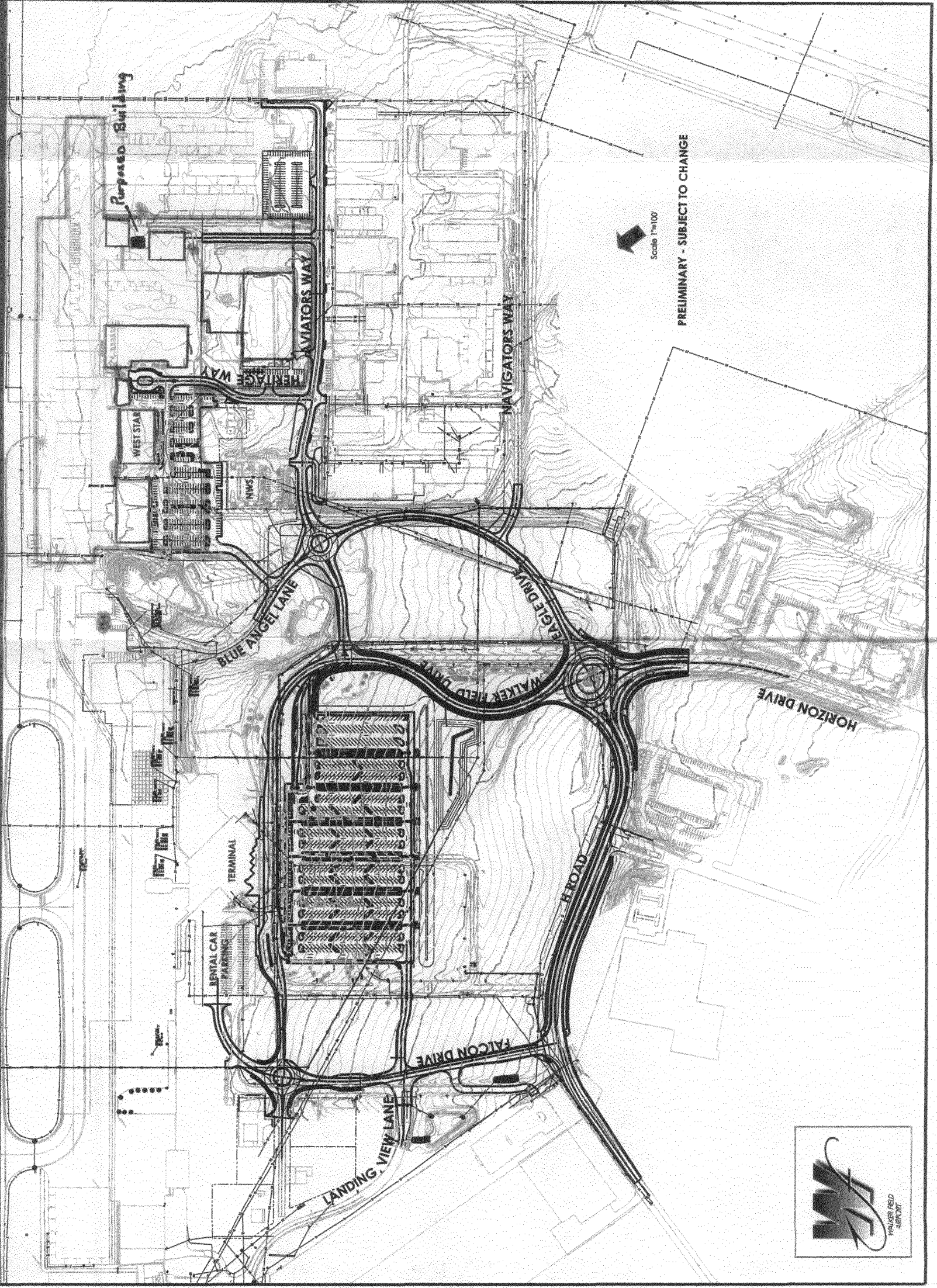
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LEGEND

- PROPERTY LINES
- EXISTING BUILDINGS
- EXISTING FIRE HYDRANTS
- EMERGENCY ACCESS
- PURPOSED BUILDING

12-19-07
 ACCEPTED *Janie Edwards*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 SPR 2007 326

Walker Field Land-Side Improvements



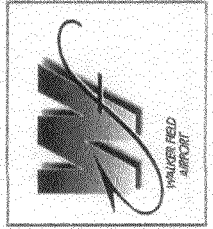
12/19/07
 ACCEPTED *Donnie Edwards*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY TO
 EASEMENTS AND PROPERTY LINES.
 SPR 2007 326

LEGEND

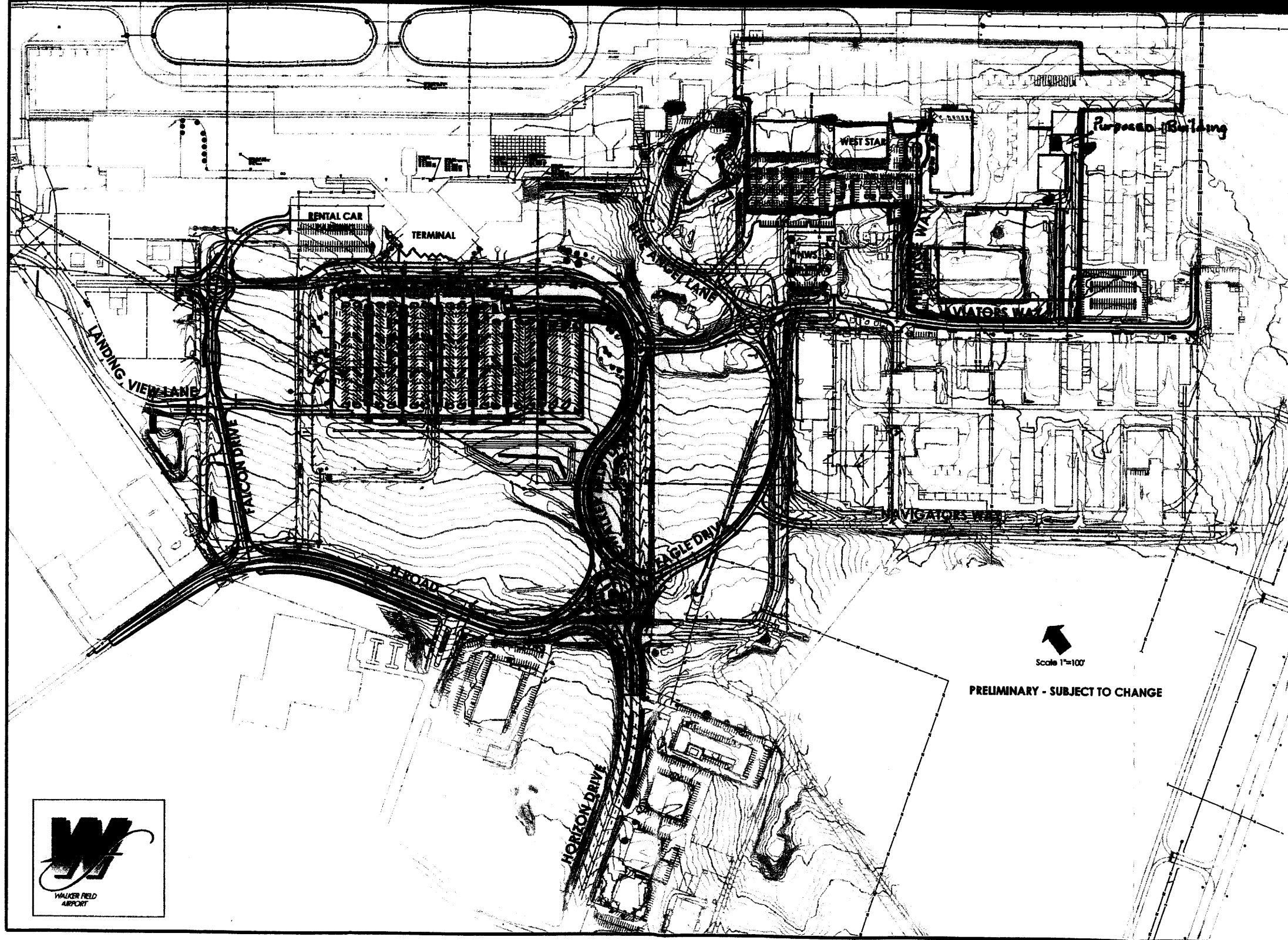
- PROPERTY LINES
- EXISTING BUILDINGS
- EXISTING FIRE HYDRANTS
- EMERGENCY ACCESS
- PURPOSED BUILDING

Scale 1"=100'

PRELIMINARY - SUBJECT TO CHANGE



Walker Field Land-Side Improvements



12/19/07
 ACCEPTED *Jamie Edward*
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 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.
 SPR 2007 326

LEGEND

- PROPERTY LINES ———
- EXISTING BUILDINGS ———
- EXISTING FIRE HYDRANTS ●
- EMERGENCY ACCESS ———
- PURPOSED BUILDING ———

Scale 1"=100'
 PRELIMINARY - SUBJECT TO CHANGE

