

Planning \$ <i>Pd w/ development</i>	Drainage \$ <i>N/A</i>
TCP \$ <i>N/A</i>	School Impact \$ <i>N/A</i>

BLDG PERMIT NO.
FILE # <i>PLN-2007-032</i>

Temporary

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 2778 Landing View Lane TAX SCHEDULE NO. 2701-254-00-292
 SUBDIVISION Grand Jct. Regional Airport SQ. FT. OF EXISTING BLDG(S) 0
 FILING by Ronnie BLK - LOT - SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 28x40
 OWNER Ed Storer MULTI-FAMILY:
Grand Jct. Regional Airport NO. OF DWELLING UNITS: BEFORE - AFTER -
 ADDRESS 2828 Walker Field Dr, #301 CONSTRUCTION
 CITY/STATE/ZIP GJ 81506 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 APPLICANT Ed Storer for Airport USE OF ALL EXISTING BLDG(S) aircraft facility
 ADDRESS Same as above DESCRIPTION OF WORK & INTENDED USE:
 CITY/STATE/ZIP _____ Equipment Storage Structure
 TELEPHONE 248-8595

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 PAD LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: existing
 MAX. HEIGHT _____ SPECIAL CONDITIONS: _____
 MAX. COVERAGE OF LOT BY STRUCTURES _____ Rick Dorris - okay w/ location

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 PSK for Ed Storer - Eddie Storer Date 12/08
 Department Approval Ronnie Edwards Date 12/2/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Accounting</u>			Date <u>12-2-08</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)