

#8659-0

TCF \$
Drainage \$
SIF \$
Inspection \$

Planning \$ 10 <sup>00</sup>
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 2842 Blue Angel Lane  
 Parcel No. 2705-312-00-941  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

#### OWNER INFORMATION:

Name G.J. Regional Airport Authority  
 Address 2828 Walker Field Drive  
 City / State / Zip G.J., CO 81506

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  
 Addition  
 Change of Use (\*Specify uses below)  
 Change of Business  
 Other: \_\_\_\_\_

#### APPLICANT INFORMATION:

Name EXTREME CONSTRUCTION  
 Address 700 Belford Ave #210  
 City / State / Zip G.J., CO 81501  
 Telephone 970-255-8116

\* FOR CHANGE OF USE:  
 \*Existing Use: AIRCRAFT RESCUE FIRE FIGHTING FACILITY  
 \*Proposed Use: SAME  
 Estimated Remodeling Cost \$ 240,700.00  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

#### THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE PAD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Signature [Signature] Date 11/10/09  
 Planning Approval \_\_\_\_\_ Date [Signature]

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Storage</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-12-09</u>		

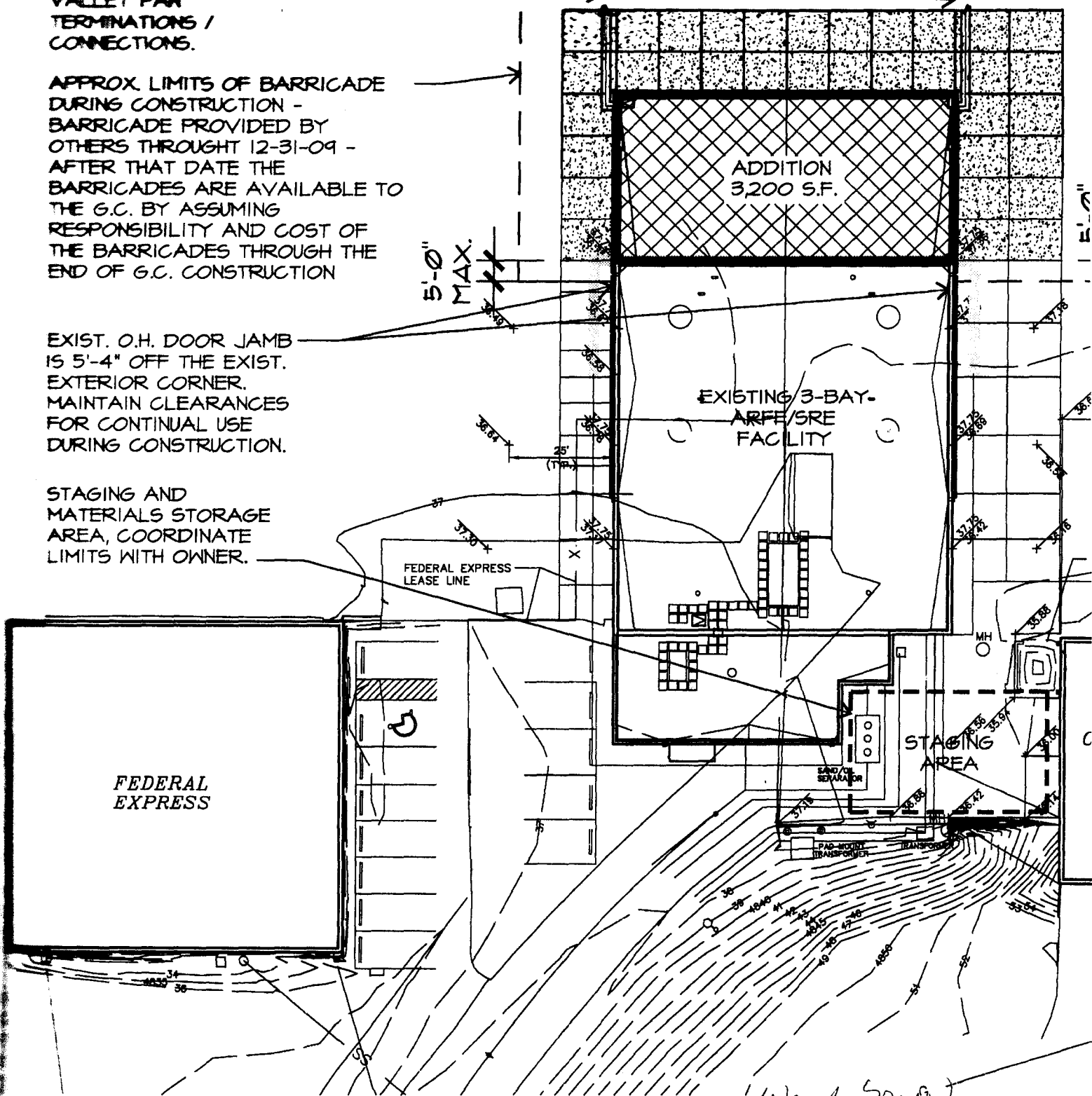
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

RE: CIVIL DRAWINGS  
BY OTHERS FOR  
VALLEY PAN  
TERMINATIONS /  
CONNECTIONS.

APPROX. LIMITS OF BARRICADE  
DURING CONSTRUCTION -  
BARRICADE PROVIDED BY  
OTHERS THROUGH 12-31-09 -  
AFTER THAT DATE THE  
BARRICADES ARE AVAILABLE TO  
THE G.C. BY ASSUMING  
RESPONSIBILITY AND COST OF  
THE BARRICADES THROUGH THE  
END OF G.C. CONSTRUCTION

EXIST. O.H. DOOR JAMB  
IS 5'-4" OFF THE EXIST.  
EXTERIOR CORNER.  
MAINTAIN CLEARANCES  
FOR CONTINUAL USE  
DURING CONSTRUCTION.

STAGING AND  
MATERIALS STORAGE  
AREA, COORDINATE  
LIMITS WITH OWNER.



# SITE INFORMATION

ACCEPTED *Wendy Spurr*  
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.