

Planning \$ <u>PR</u>	Drainage \$ <u>0 per pick</u>
TCP \$ <u>no bldg</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>0 per pick</u>	

Buildg Permit No.
File # <u>MSP 2009-067</u>

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2828 Walker Field Dr. TAX SCHEDULE NO. 2705-312-00-940  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Grand Junction Regional Airport Authority MULTI-FAMILY:  
 ADDRESS 2828 Walker Field Dr., Suite 301 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A  
 CITY/STATE/ZIP Grand Junction, CO 81506 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT Grand Junction Regional Airport Authority USE OF ALL EXISTING BLDG(S) Airport Terminal  
 ADDRESS 2828 Walker Field Dr., Suite 301 DESCRIPTION OF WORK & INTENDED USE: Reconstruction  
 CITY/STATE/ZIP Grand Junction, CO 81506 of Airport Rental Car Parking  
 TELEPHONE 970-244-9100 Lot.

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

THIS SECTION TO BE COMPLETED BY PLANNING 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 <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>N/A</u> FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/> SPECIAL CONDITIONS: <b>PAID</b> <u>APR 21 2009</u> <u>RB</u>
---	--

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 2/19/2009  
 Planning Approval Ponnie Edwards Date 4/17/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer work</u>
Utility Accounting <u>As one</u>	Date <u>4/21/09</u>		

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

(White: Plannina) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)