

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>N/A</u>	

Bldg Permit No.
File # <u>PLN-2007-032</u>

PLANNING CLEARANCE

2847 Aviator's Way

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

817 Grand Junction Public Works & Planning Department

BUILDING ADDRESS 815 Falcon Way

TAX SCHEDULE NO. 2705-312-00-941

SUBDIVISION N/A

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

FILING N/A BLK N/A LOT N/A

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Grand Junction Regional Airport Authority

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
CONSTRUCTION

ADDRESS 2828 Walker Field Drive

CITY/STATE/ZIP Grand Junction, CO 81506

NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER N/A
CONSTRUCTION

APPLICANT Grand Junction Regional Airport Authority

USE OF ALL EXISTING BLDG(S) N/A

ADDRESS 2828 Walker Field Drive

DESCRIPTION OF WORK & INTENDED USE: Above

CITY/STATE/ZIP Grand Junction, CO 81506

Ground Storage Tank and

TELEPHONE 970-244-9100

Fueling Station

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>P.D. Airport</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>none additional</u>
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>per plan</u>	SPECIAL CONDITIONS: <u>None</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	TB

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 May 10, 2010
 Planning Approval [Signature] Date May 10, 2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>5/10/10</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)