

DATE SUBMITTED: 5/16/88

PERMIT # 30293

FEE \$25.00

# PLANNING CLEARANCE

2835 ~~2820~~ H <sup>ROAD</sup> GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: Walker Feild -

SQ. FT. OF BLDG: 10,000

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: ?  
29 2705-031-00-060

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Buescher, Louis  
ADDRESS: Walker Feild-2835 HRD.

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

PHONE: 243-7500

DESCRIPTION OF WORK AND INTENDED USE:  
Office Building - Lease -

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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**FOR OFFICE USE ONLY**  
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ZONE: PAD

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F as per airport authority S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 16

PARKING SPACES REQ'D: as per airport authority

TRAFFIC ZONE: 14

LANDSCAPING/SCREENING: authority

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5/19/88

APPROVED BY: Linda

[Signature]  
SIGNATURE

