

DATE SUBMITTED: 01/26/90

PERMIT # 35025

FEE no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2754 Compass Drive

SQ. FT. OF BLDG: 77,100

SUBDIVISION: _____

SQ. FT. OF LOT: 3.29 acres

FILING # _____ BLK # 3 LOT # 1243

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2701-361-31-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Jack Walker

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 119 North 1st Suite G
145 c/o Omega Realty

Office

PHONE: 245-7571

DESCRIPTION OF WORK AND INTENDED USE:

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

Interior office space.
12,000 sq ft.

FOR OFFICE USE ONLY

ZONE: H.O.

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S Interior R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: Interior

CENSUS TRACT #: 16

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: Interior remodel - no change in use

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: 01/26/90

APPROVED BY: B. Burlington

[Signature]
SIGNATURE