

DATE SUBMITTED: 8/1/91

PERMIT NO. 39401

FEE \$ No Charge

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 330 ~~500~~ So. 6th

SQ. FT. OF BLDG: \_\_\_\_\_

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

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

FILING NO. \_\_\_ BLK NO. \_\_\_ LOT NO. \_\_\_

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NO: 2945-143-31-944

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

OWNER: City of G.J.

USE OF EXISTING BUILDINGS: Fire Department

ADDRESS: 250 N 5th

DESCRIPTION OF WORK AND INTENDED USE: New office Const./Interior

TELEPHONE: 244-1400

**SUBMITTALS REQUIRED:** Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE PZ

FLOODPLAIN: YES \_\_\_ NO X

SETBACKS: FRONT N/A

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

SIDE \_\_\_ REAR Interior remodel

CENSUS TRACT: 1

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

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

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

**Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).**

**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 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.**

Justin R. Beck  
Department Approval

[Signature]  
Applicant Signature

8/1/91  
Date Approved

8/1/91  
Date

\*\*\* Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

# GARRETT WALKER CONSTRUCTION

GENERAL CONTRACTOR  
2945-143-31-944  
330 South 6th

City Fire Department

