DATE SUBMITTED: <u>\$\20|91</u>

PERMIT NO. 39569
FEE \$ NO Charge

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

FOR OFFICE USE ONLY SETBACKS: FRONT		
FILING NO BLK NO LOT NO NO. OF FAMILY UNITS: TAX SCHEDULE NO:	\ . ,	SQ. FT. OF BLDG:
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: USE OF EXISTING BUILDINGS: DESCRIPTION OF WORK AND INTENDED USE: TELEPHONE: SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets whice abut the parcel. FOR OFFICE USE ONLY SETBACKS: FRONT SIDE REAR THEORY MAXIMUM HEIGHT FOR OFFICE USE ONLY CENSUS TRACT: 12 TRAFFIC ZONE: 5 LANDSCAPING/SCREENING REQUIRED: SPECIAL CONDITIONS: Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by the 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 an vegetation materials that die or are in an unbealthy 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 requirement above. Failure to comply shall result in legal action. Applicant Signature 1 Applicant Signature 1 Applicant Signature	SUBDIVISION: <u>Cross roads Colorado</u>	SQ. FT. OF LOT:
OWNER:	FILING NO BLK NO LOT NO	NO. OF FAMILY UNITS:
DESCRIPTION OF WORK AND INTENDED USE: TELEPHONE: SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets whice abut the parcel. FOR OFFICE USE ONLY SETBACKS: FRONT SIDE REAR INCLOY MAXIMUM HEIGHT LANDSCAPING/SCREENING REQUIRED: Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by the 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 an 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 requirement above. Failure to comply shall result in legal action. Applicant Signature Applicant Signature	TAX SCHEDULE NO: 3701-361-31-004	
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SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel. FOR OFFICE USE ONLY SETBACKS: FRONT	ADDRESS: 2754 Compass Dr.	DESCRIPTION OF WORK AND INTENDED LISE.
FOR OFFICE USE ONLY SETBACKS: FRONT SIDE REAR INTERIOR MAXIMUM HEIGHT LANDSCAPING/SCREENING REQUIRED: Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by the 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 requirement above. Failure to comply shall result in legal action. Applicant Signature Applicant Signature	TELEPHONE:	1// - () -
FOR OFFICE USE ONLY FLOODPLAIN: YES NO X SETBACKS: FRONT	SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.	
SETBACKS: FRONT SIDE REAR SIDE REAR STANDED TRAFFIC ZONE: SPECIAL CONDITIONS: MAXIMUM HEIGHT SPECIAL CONDITIONS: Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by the 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 an 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 requirement above. Failure to comply shall result in legal action.		
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SIDE REAR INFO MAXIMUM HEIGHT PEMODEL TRAFFIC ZONE: 5 LANDSCAPING/SCREENING REQUIRED: SPECIAL CONDITIONS: Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by the 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 an 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 requirement above. Failure to comply shall result in legal action. Applicant Signature Applicant Signature	20NE <u>HO</u>	FLOODPLAIN: YES NO X
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*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).