

DATE SUBMITTED: 8/20/91

PERMIT NO. 39569

FEE \$ No Charge

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2754 Compass Drive SQ. FT. OF BLDG: _____

SUBDIVISION: Crossroads Colorado SQ. FT. OF LOT: _____

FILING NO. ___ BLK NO. ___ LOT NO. ___ NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2701-361-31-004 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Jack Walker USE OF EXISTING BUILDINGS: Office

ADDRESS: 2754 Compass Dr. DESCRIPTION OF WORK AND INTENDED USE: New office in existing space

TELEPHONE: _____

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 H0

SETBACKS: FRONT _____

SIDE _____ REAR _____

MAXIMUM HEIGHT _____

LANDSCAPING/SCREENING REQUIRED: _____

FLOODPLAIN: YES ___ NO X

GEOLOGIC HAZARD: YES ___ NO X

CENSUS TRACT: 16

TRAFFIC ZONE: 15

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.

Kristen L. Ashbeck
Department Approval
8/20/91
Date Approved

Jack Walker
Applicant Signature
8/20/91
Date

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