

DATE SUBMITTED: 10/22/91

PERMIT NO. 40212

FEE \$ no fee

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 685 West Gunnison SQ. FT. OF BLDG: _____
Suite 107

SUBDIVISION: 6450 West Sub. SQ. FT. OF LOT: _____

FILING NO. 2 BLK NO. 6 LOT NO. 1-9 NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2945-151-12011 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Denver Public Schools USE OF EXISTING BUILDINGS: Office + warehouse

ADDRESS: C/O Omega Realty

TELEPHONE: 303 245-7571 DESCRIPTION OF WORK AND INTENDED USE: New office - office

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 C-1

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES ___ NO ___

SIDE _____ REAR _____

CENSUS TRACT: 9 TRAFFIC ZONE: _____

MAXIMUM HEIGHT Interim

PARKING REQ'MT A

LANDSCAPING/SCREENING REQUIRED: existing

SPECIAL CONDITIONS: Interim remodel - no change in use

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.

[Signature]
Department Approval
10/22/91
Date Approved

[Signature]
Applicant Signature
10/22/91
Date