

DATE SUBMITTED: 1/4/93

PERMIT NO. 43850 ✓

FEE \$ N/A

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS WALKER FIELD

SQ. FT. OF BLDG: REMODEL

SUBDIVISION WALKER FIELD

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2705-303-00-109

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER WESTSTAR ASSOCIATION

USE OF EXISTING BUILDINGS: OFFICE BUILDING

ADDRESS 2835 WALKER FIELD DRIVE

DESCRIPTION OF WORK AND INTENDED USE: OFFICE REMODEL

TELEPHONE: 285 7300

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

FOR OFFICE USE ONLY

ZONE _____

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE REAR _____

CENSUS TRACT: 16 TRAFFIC ZONE: 14

MAXIMUM HEIGHT 20 FT _____

PARKING REQ'MT _____

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.

Angeline Barrett
Department Approval

Moentje
Applicant Signature

1/4/92
Date Approved

1-4-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)