

DATE SUBMITTED: 1/14/93

PERMIT NO. 43926 ✓

FEE \$ 12/17

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2754 Compass Drive SQ. FT. OF BLDG: 90,000

SUBDIVISION Crossroads Cal. West SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 31 LOT # 004 NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2701-361-31-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Jack Walker USE OF EXISTING BUILDINGS: Office

ADDRESS 10 Omega Realty 1119 Independence Plaza DESCRIPTION OF WORK AND INTENDED USE: 900 sq ft office interior remodel

TELEPHONE: 245-7571

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 FLOODPLAIN: YES \_\_\_\_\_ NO X

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

SIDE NA REAR \_\_\_\_\_ CENSUS TRACT: 16 TRAFFIC ZONE: 15

MAXIMUM HEIGHT \_\_\_\_\_ 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  
1/14/93  
Date Approved

[Signature]  
Applicant Signature  
1-14-93  
Date

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