

DATE SUBMITTED 10-8-93

BUILDING PERMIT NO. _____

FEE \$ None - 0 - 46548

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 2764 Compass Drive SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SUBDIVISION Suite 107 SQ. FT. OF EXISTING BLDG(S) 30,000 sq ft
 FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS _____
 TAX SCHEDULE NO. _____ NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____
 OWNER White River Investments USE OF EXISTING BLDGS Office
 ADDRESS C/O Property Service DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE 1211 Colo. Ave. 295-1178 Interior remodel for Bureau of Reclamation

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE H0 DESIGNATED FLOODPLAIN: YES _____ NO
 SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO
 Side _____ from property line CENSUS TRACT 10 TRAFFIC ZONE 15
 Rear _____ from property line Parking Req'mt _____
 Maximum Height _____ File Number _____
 Maximum coverage of lot by structures _____ Special Conditions: _____
 Landscaping/Screening Req'd _____

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval Maria Patz Applicant Signature [Signature]
 Date Approved 10-8-93 Date 10/8/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)