

FEE \$	500
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	56660
FILE #	

30210760036 (site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

PLANNING CLEARANCE

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2754 Compass Drive TAX SCHEDULE NO. 2701-361-31-004
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 60,000 sq. ft.
 (1) OWNER Jack Walker NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 2754 Compass Drive NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE _____ USE OF ALL EXISTING BLDGS Office
 (2) APPLICANT Garrett Walker DESCRIPTION OF WORK & INTENDED USE:
 (2) ADDRESS 879 24 Road Interior Tenant Finish
 (2) TELEPHONE 291-9020

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE H.C. Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions: _____
 Side 15' from PL Rear 15' from PL
 Maximum Height 65
 Maximum coverage of lot by structures 35% CENS.T. 16 T.ZONE 15 ANNEX # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 6-24-96
 Department Approval Bonnie Edwards Date 6-24-96
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No charge
 Utility Accounting Chandler Cole Date 6/24/96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)