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| Planning \$ <u>500</u> | Drainage \$ <u>0</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

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| BLDG PERMIT NO. <u>58291</u> |
| FILE # |

PLANNING CLEARANCE

22-0660-06 site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department ✓

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS 2764 Compass Drive TAX SCHEDULE NO. 2701-361-30-014
 SUBDIVISION Replat of Crossroads Cplx. West SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 1 LOT 1112 SQ. FT. OF EXISTING BLDG(S) 20,000
 (1) OWNER Mass Inc NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 2764 Compass Drive Unit
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT Garrett Walker USE OF ALL EXISTING BLDGS Office
 (2) ADDRESS 879 24 Road DESCRIPTION OF WORK & INTENDED USE: _____
 (2) TELEPHONE 291-9020 Interior Tenant Finish

✓ 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.O. Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height _____ Parking Req'mt _____
 Maximum coverage of lot by structures _____ Genus Tract 10 Traffic Zone 15 Annx # _____
 Special Conditions: Interior Remodel-office space

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 Garrett Walker Date 11/13/96
 Department Approval Debra J. Costello Date 11/13/96
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting Edward Date 11-13-96

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)