

Planning \$ <u>5.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>04530</u>
FILE # <u> </u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 2754 COMPASS Drive TAX SCHEDULE NO. 2701. 361. 31-004

SUBDIVISION Replat of Crossroads Club West SQ. FT. OF PROPOSED BLDG(S)/ADDITION

FILING BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 2200 sq ft

(1) OWNER JACK WALKER NO. OF DWELLING UNITS
BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 1048 INDUSTRIAL INDEPENDANT AV. NO. OF BLDGS ON PARCEL
BEFORE: AFTER: CONSTRUCTION

(1) TELEPHONE 245-7571

(2) APPLICANT FOLKESTAD CONST. USE OF ALL EXISTING BLDGS Storage area

(2) ADDRESS 2457 INDUSTRIAL BLV. DESCRIPTION OF WORK & INTENDED USE: tenant

(2) TELEPHONE 245-1434 finish for GJ Police Dept

✓ 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 HC Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater
Parking Req'mt

Side from PL Rear from PL Special Conditions: tenant finish for meeting

Maximum Height employees - no outside customer entry in rear Deck Scavenging

Maximum coverage of lot by structures Census Tract 10 Traffic Zone 16 Annx #

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 4-1-98

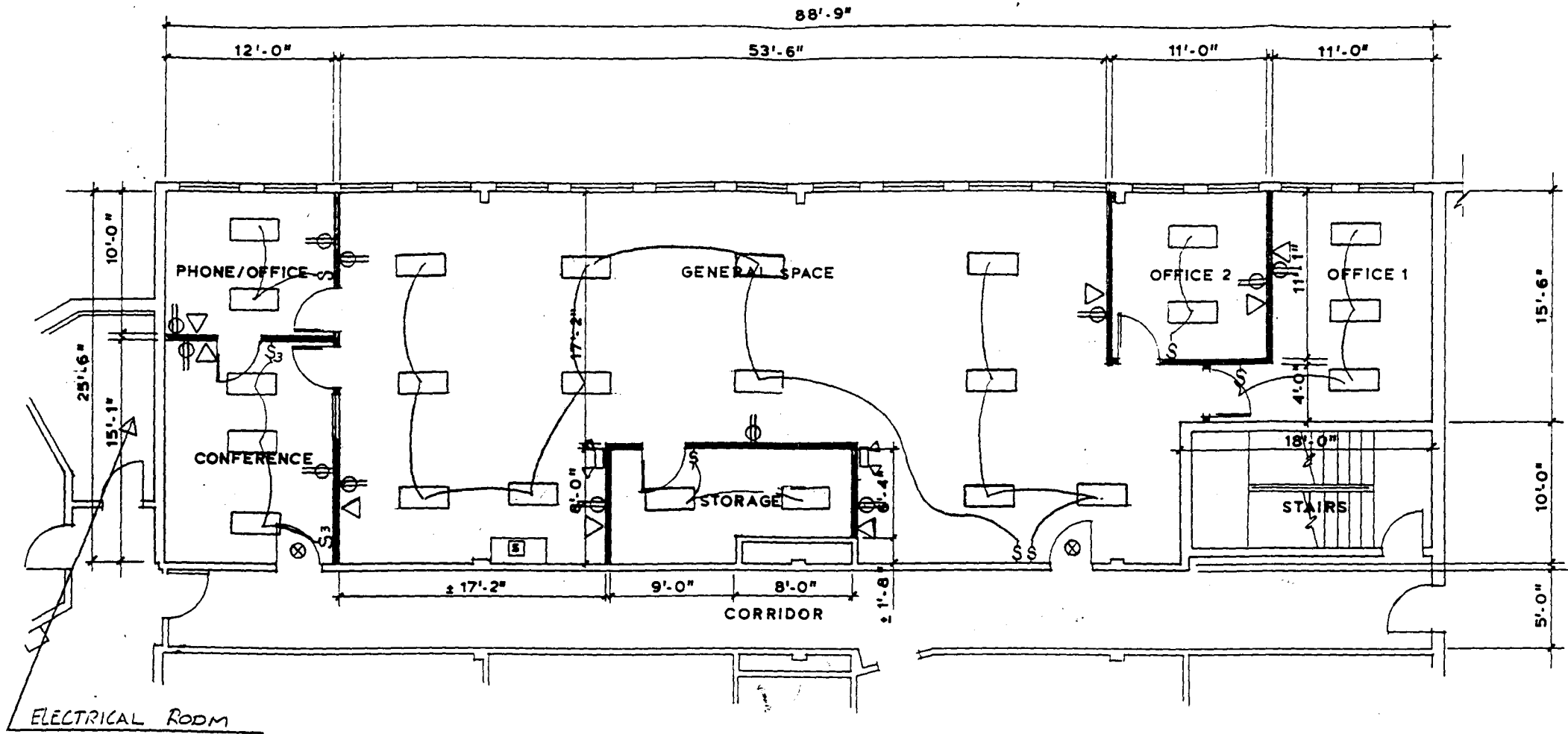
Department Approval [Signature] Date 4-6-98

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No.

Utility Accounting [Signature] Date 4/6/98

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)



**WEST WING, CENTER PORTION, SECOND FLOOR
CROSSROADS PROFESSIONAL BUILDING**

1/8" = 1'-0"

OMEGA REALTY & ASSOC., INC.
245-7571

- 2x4 RECESSED TROFFER
- EXIT LIGHT W/ BATTERY
- EMERGENCY EGRESS LIGHT

- SINGLE POLE SWITCH \$
- CONDUIT STUB-UP ▽
- DUPLEX RECEPTACLE ⊕

ACCEPTED 4-6-98 XV
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.