

DATE SUBMITTED: 07-02-86

PERMIT # 25700

FEE No fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 253 HORIZON CT  
SUBDIVISION: HORIZON PARK PLAZA  
FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 1-25  
TAX SCHEDULE NUMBER: 2701-361-26-031

SQ. FT. OF BLDG: 65,000  
SQ. FT. OF LOT: \_\_\_\_\_  
NUMBER OF FAMILY UNITS: \_\_\_\_\_  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Los Pinos  
ADDRESS: 753 HORIZON CT  
PHONE: 243-8333

USE OF ALL EXISTING BUILDINGS: Open

DESCRIPTION OF WORK AND INTENDED USE:  
Lot Reroll  
No change of use

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: \_\_\_\_\_  
SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_  
MAXIMUM HEIGHT: \_\_\_\_\_  
PARKING SPACES REQ'D: \_\_\_\_\_  
LANDSCAPING/SCREENING: \_\_\_\_\_

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT #: \_\_\_\_\_  
TRAFFIC ZONE: \_\_\_\_\_  
SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

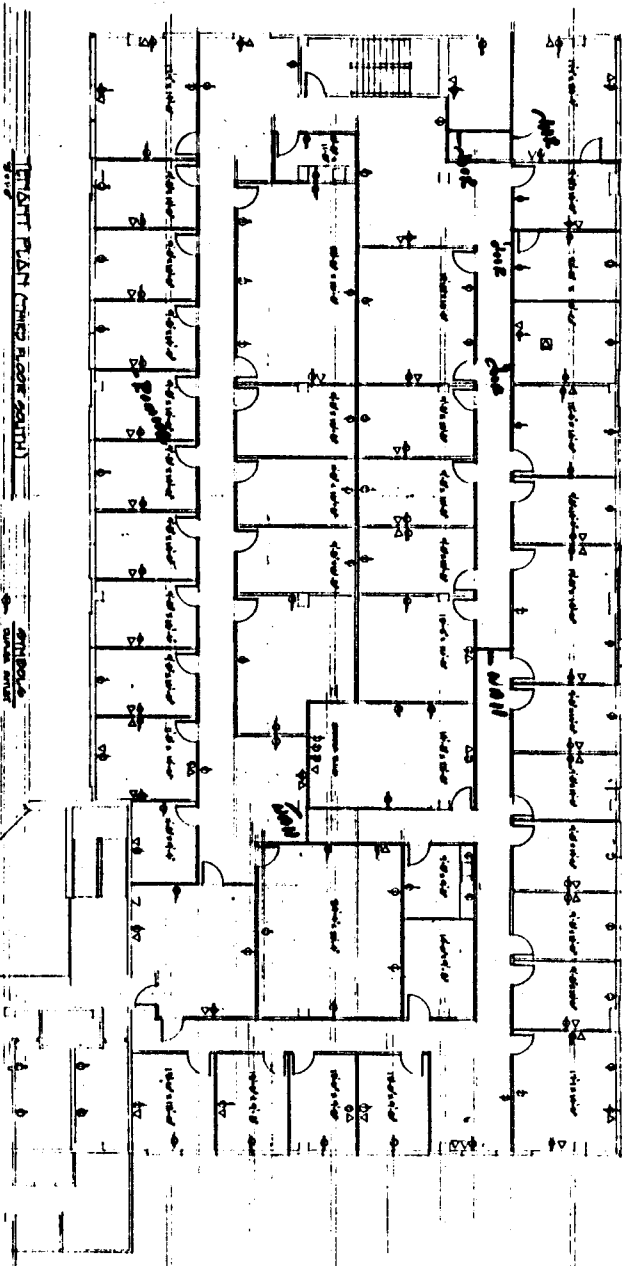
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 7-2-86

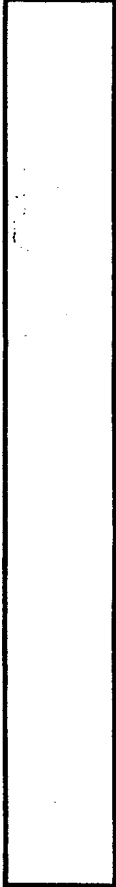
APPROVED BY: [Signature]

[Signature]  
SIGNATURE



- LEGEND**
- entrance
  - main entrance
  - utility entrance
  - exterior entrance
  - exterior ramp

FIRST FLOOR PLAN (SEE ELEVATION)



NO.	DATE	BY	CHKD.

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**designco**  
 designers of living environments  
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 2784 CROSSROADS BLVD. - GRAND JUNCTION, COLORADO 241 - 1260