

DATE SUBMITTED: 9-16-86

PERMIT # 25227

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 754 HORIZON DRIVE

SQ. FT. OF BLDG: existing

SUBDIVISION: HORIZON PARK PLAZA

SQ. FT. OF LOT: existing

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2701-361-26-026

2 (mostly attached into 1)

PROPERTY OWNER: TRIS PUEBLO PARTNERSHIP

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 754 HORIZON DRIVE

Motel

PHONE: 245-1410

DESCRIPTION OF WORK AND INTENDED USE:

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

Roof cover over existing frame structure in existing easement - ONLY!

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### FOR OFFICE USE ONLY

ZONE: H.O.

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 16

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: To Cover existing frame structure that is within existing easement - ONLY

n/a

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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 AND 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: 9-16-86

APPROVED BY: Mike Sutherland

[Signature]  
SIGNATURE