

DATE SUBMITTED: 3/4/87

PERMIT # 27135

FEE 45.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 754 HORIZON DR

SQ. FT. OF BLDG: N/A

SUBDIVISION: HORIZON PARK PLAZA

SQ. FT. OF LOT: N/A

FILING #      BLK #      LOT # 3-7

NUMBER OF FAMILY UNITS:     

TAX SCHEDULE NUMBER:  
2701-361-26-026

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: Best Western

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 754 HORIZON DRIVE

MOVE

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.

Price up window

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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:     

as per approved plan

SEE FILE 14-77 for approval

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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.

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: 3/4/87

APPROVED BY: Karl Metzner

Gorge Quinich  
SIGNATURE