

DATE SUBMITTED: 6-2-88

PERMIT # 30377

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1111 Horizon Dr.

SQ. FT. OF BLDG: 147,000  
~~98,000~~

SUBDIVISION: Horizon Towers

SQ. FT. OF LOT: \_\_\_\_\_

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

NUMBER OF FAMILY UNITS: 83

TAX SCHEDULE NUMBER:  
2945-021-10-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: John A Branagh

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 4432 Piedmont Av.

residential

PHONE: Oakland, Ca. 94611

DESCRIPTION OF WORK AND INTENDED USE:  
Completion of interior finish

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**  
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ZONE: PR-34-9

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

SETBACKS: F w/a S \_\_\_\_\_ R \_\_\_\_\_

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

MAXIMUM HEIGHT: exists

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 192

TRAFFIC ZONE: 20

LANDSCAPING/SCREENING: per plan in file # 23-80

SPECIAL CONDITIONS: No C.O. will be issued until all site reqmts. are complete.

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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.)  
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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: 6-2-88

APPROVED BY: [Signature]

[Signature]  
SIGNATURE