

DATE SUBMITTED: Feb 3, 1989

PERMIT # 32250

FEE N/A

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 759 Horizon Drive

SQ. FT. OF BLDG: _____

SUBDIVISION: Crossroads Colo. West

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 23

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2701-361-22-023

BUSINESS complex

PROPERTY OWNER: PERA

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1300 Logan Denver, CO

Commercial - retail

PHONE: _____

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.

Partial office remodel. Storage room and one partial wall. Work to be done for Monument Realty as agent for PERA. Dick Thompson represents Monument Realty. (243-5323)

FOR OFFICE USE ONLY

NE: _____

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: _____

CENSUS TRACT #: _____

LANDSCAPING/SCREENING: _____

TRAFFIC ZONE: _____

SPECIAL CONDITIONS: _____

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: 2/3/89

APPROVED BY: Jenni

James H. Palmu
SIGNATURE