

DATE SUBMITTED: 7/24/89

PERMIT # 33781

FEE no fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 759 Horizon Dr. #9 SQ. FT. OF BLDG:       

SUBDIVISION: Crossroads Colorado SQ. FT. OF LOT:       

FILING #        BLK # 2 LOT # 2 NUMBER OF FAMILY UNITS:       

TAX SCHEDULE NUMBER: 2701 - 361 - 22 - 023 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:       

PROPERTY OWNER: Pera Co.

ADDRESS: Denver, Co

PHONE: Palmer Construction - 241-0880

DESCRIPTION OF WORK AND INTENDED USE:  
Tenant Finish - Answering Service  
2 offices & storage closet

USE OF ALL EXISTING BUILDINGS:  
Restaurant, P.O., Beauty Salon, Office...

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**

NE: H.O.

SETBACKS: F        S        R       

MAXIMUM HEIGHT:       

PARKING SPACES REQ'D: existing

LANDSCAPING/SCREENING: existing

FLOODPLAIN: YES        NO X

GEOLOGIC HAZARD: YES        NO       

CENSUS TRACT #: 16

TRAFFIC ZONE: 15

SPECIAL CONDITIONS: Interior Remodel - no change in use (office type use)

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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: 7/24/89

APPROVED BY: Kathy Palmer

Paul [Signature]  
SIGNATURE