

DATE SUBMITTED: 5/2/89

PERMIT # 32860

FEE No fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 759 Horizon Dr. Unit 1, J SQ. FT. OF BLDG: N/A

SUBDIVISION: Crossroads Colo. West SQ. FT. OF LOT: N/A

FILING # \_\_\_\_\_ BLK # 2 LOT # 23 NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: 2701-361-22-023 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: PERIA

ADDRESS: 1300 Logan Denver, Colo.

PHONE: Contractor - 241-0880

DESCRIPTION OF WORK AND INTENDED USE: Partition

USE OF ALL EXISTING BUILDINGS:

Offices & Service Businesses

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: HO

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

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

PARKING SPACES REQ'D: existing

LANDSCAPING/SCREENING: existing

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

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

CENSUS TRACT #: 10

TRAFFIC ZONE: 20

SPECIAL CONDITIONS: Interior Remodel

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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.

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: 5/2/89

APPROVED BY: Kathy Palmer

James Palmer  
SIGNATURE