

DATE SUBMITTED: 8/13/92

PERMIT NO. 42608V

FEE \$ N/C

### PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 743 Horizon Court SQ. FT. OF BLDG: na

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_ NO. OF FAMILY UNITS: na

TAX SCHEDULE # 2701-364-26-013 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Lochans Florida, Inc. USE OF EXISTING BUILDINGS: office

ADDRESS 743 Horizon Court

TELEPHONE: 245-9305 or 242-4141 DESCRIPTION OF WORK AND INTENDED USE: residing building

REQUIRED: Two 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

ZONE _____	FLOODPLAIN: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT _____	GEOLOGIC HAZARD: YES <del>23</del> NO <input checked="" type="checkbox"/>
SIDE _____ REAR <u>REMOVED</u>	CENSUS TRACT: <u>16</u> TRAFFIC ZONE: <u>15</u>
MAXIMUM HEIGHT <u>INTERIOR</u>	PARKING REQ'MT _____
LANDSCAPING/SCREENING REQUIRED: <u>NO CHANGE USE</u>	SPECIAL CONDITIONS: _____

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Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

[Signature]  
Department Approval  
8/13/92  
Date Approved

[Signature]  
Applicant Signature  
8/13/92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)