

DATE SUBMITTED: 5/18/92

PERMIT NO. 41811 ✓

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 744 Horizon CT SQ. FT. OF ~~BLDG~~ ^{REMODEL} 3500 S.F.

SUBDIVISION Horizon Park Plaza SQ. FT. OF LOT: N/A

FILING # BLK # LOT # 8-11 NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2701-361-20-035 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER ROCKY MTN. INVESTORS, INC USE OF EXISTING BUILDINGS: office

ADDRESS c/o BRAY FCO, 225 N. 5TH ST. SUITE 1020 DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 303-241-2909 OPTION CARE

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE H.O.

FLOODPLAIN: YES NO X

SETBACKS: FRONT 45 C.L.

GEOLOGIC HAZARD: YES NO X

SIDE 15 REAR 15

CENSUS TRACT: 16 TRAFFIC ZONE: 15

MAXIMUM HEIGHT 65

PARKING REQ'MT N/A-EXISTING

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

EXISTING

INTERIOR REMODEL, CHANGE OF USE
VACANT TO OFFICE

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.

Kathy Meinen
Department Approval

[Signature]
Applicant Signature

5/18/92
Date Approved

5-18-92
Date

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