

DATE SUBMITTED: 12/10/92

12/17/92

PERMIT NO. 43757 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 744 Horizon Ct-

SQ. FT. OF BLDG: Remodel, 5000 sq ft.

SUBDIVISION Horizon Park Plaza

SQ. FT. OF LOT: N/A

FILING # - BLK # - LOT # 8-11

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2701-361-22-035 ²⁶ ~~22~~ ¹⁰²⁰

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Rocky Mtn. Investors, Inc

USE OF EXISTING BUILDINGS: Dr. Office

ADDRESS Ch. Bray & Co, 225 N. 5th St ^{Suite} 1020

DESCRIPTION OF WORK AND INTENDED USE: HEALTH CARE - interior remodel

TELEPHONE: 303-241-2909

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

FOR OFFICE USE ONLY

ZONE H0

FLOODPLAIN: YES - NO X

SETBACKS: FRONT 45' CL

GEOLOGIC HAZARD: YES - NO X

SIDE 15 REAR 15

CENSUS TRACT: 16 TRAFFIC ZONE: 15-

MAXIMUM HEIGHT 65

PARKING REQ'MT -

LANDSCAPING/SCREENING REQUIRED: -

SPECIAL CONDITIONS: interior remodel change of use vacant to Dr.'s 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.

Angeline Barrett
Department Approval

Elroy A. Lutz
Applicant Signature

12/10/92
Date Approved

12/10/92
Date

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