

DATE SUBMITTED: 7-7-93

PERMIT NO. 7-44906  
45938 ✓

FEE \$ 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 743 HORIZON COURT SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION HORIZON PARK PLAZA SQ. FT. OF LOT: \_\_\_\_\_

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

TAX SCHEDULE # 2701 364 26014015017018 NO. OF BUILDINGS ON PARCEL BEFORE THIS  
(0347) PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER LOCHANS FLORIDA, INC USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 743 HORIZON COURT OFFICE

TELEPHONE: 2424141 DESCRIPTION OF WORK AND INTENDED USE:  
EXTEND ENTRANCE TO BUILDING 12 FT

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: DESIGNATED YES \_\_\_\_\_ NO X

BACKS: FRONT 45'

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

SIDE 15' REAR 15'

CENSUS TRACT: 16 TRAFFIC ZONE: 15

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

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*  
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

[Signature]  
Applicant Signature

7-7-93  
Date Approved

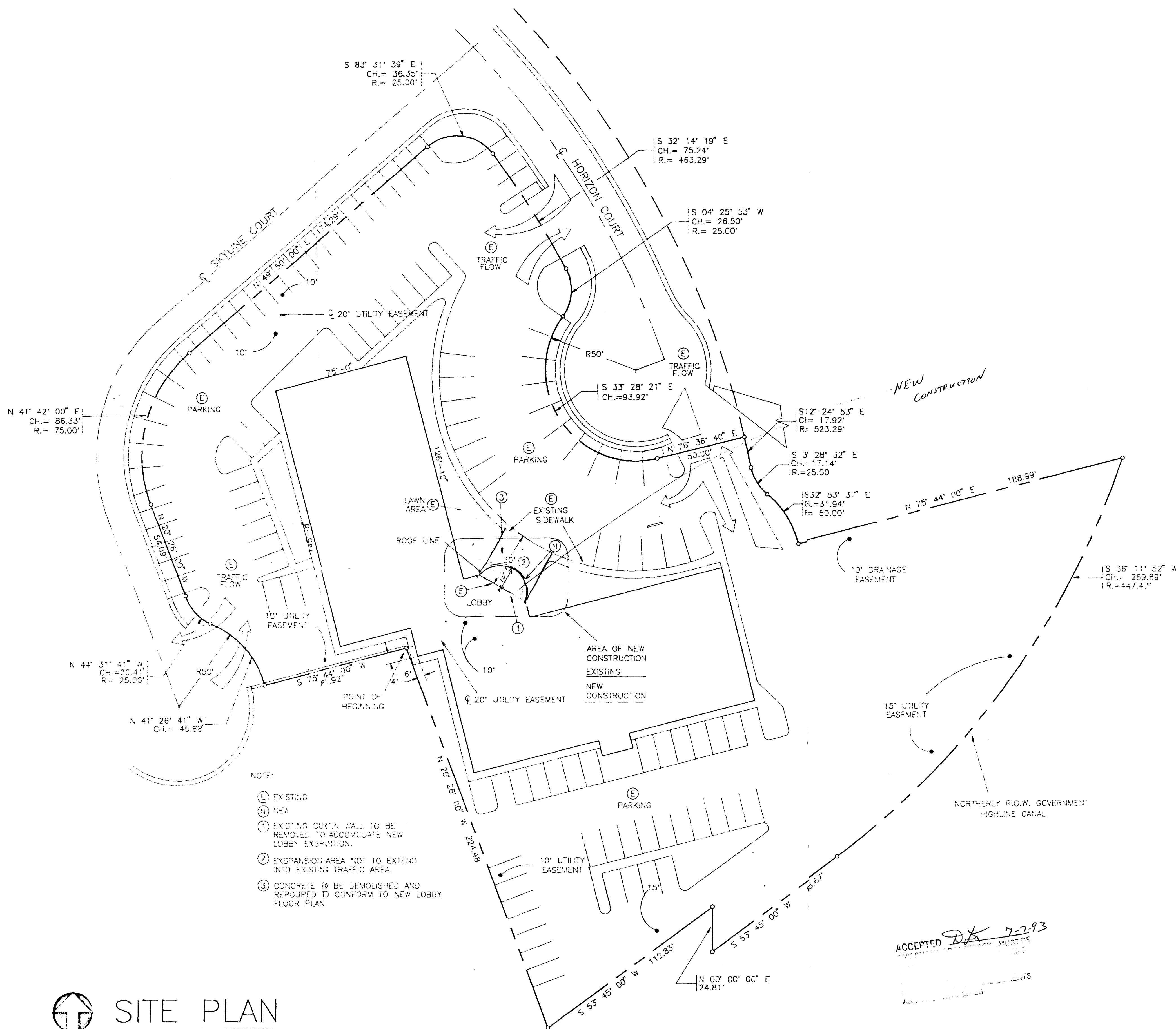
7793  
Date

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

REVISIONS	BY

Horizon Park Plaza  
 743 Arizona Court

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS



- NOTE:
- Ⓔ EXISTING
  - Ⓕ NEW
  - ① EXISTING CURB WALL TO BE REMOVED TO ACCOMMODATE NEW LOBBY EXPANSION.
  - ② EXPANSION AREA NOT TO EXTEND INTO EXISTING TRAFFIC AREA.
  - ③ CONCRETE TO BE DEMOLISHED AND REPOURED TO CONFORM TO NEW LOBBY FLOOR PLAN.

**SITE PLAN**  
 SCALE: 1" = 30'

ACCEPTED *DK 7-2-93*  
 CITY ENGINEER, PHOENIX  
 112.85'

*MB*  
 ARCHITECT'S SEAL