

DATE SUBMITTED: 2/10/93

PERMIT NO. 44655 ✓

FEE \$ N/A ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 751 Horizon Ct.

SQ. FT. OF BLDG: 11,050

SUBDIVISION Horizon Park Plaza

SQ. FT. OF LOT: no exterior changes

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: multi office

TAX SCHEDULE # 2701-36-26-033

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

OWNER Mr. Hayesfield

USE OF EXISTING BUILDINGS: office space

ADDRESS 751 Horizon Court

DESCRIPTION OF WORK AND INTENDED USE: Four Office - 4th Floor Crawford Bldg.

TELEPHONE: (303) 243-2398

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' from C

GEOLOGIC HAZARD: YES _____ NO X

SIDE 15 REAR 15

CENSUS TRACT: 10 TRAFFIC ZONE: 15

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

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.

Angeline Barrett
Department Approval

Journey Const. Co.
Applicant Signature

2/10/93
Date Approved

Feb 10, 1993
Date

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