

DATE SUBMITTED: 12/13/91

PERMIT NO. 40578

FEE \$ no fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 759 HORIZON DR. E SQ. FT. OF BLDG: 930 #
Replat Crossroads Colorado

SUBDIVISION 2701-301-22-023 SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 2 NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2701-301-22-023 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER WM MELLOUS USE OF EXISTING BUILDINGS: OFFICE SPACE

ADDRESS 759 HORIZON DR. DESCRIPTION OF WORK AND INTENDED USE: OFFICE SPACE - INTERIOR FINISH

TELEPHONE: _____

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 _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____ CENSUS TRACT: 16 TRAFFIC ZONE: 15

MAXIMUM HEIGHT _____ PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: Interior Remodel - no change in use
No storage of construction materials allowed
for business

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 Parker
Department Approval
12/13/91
Date Approved

Janet D. Hart
Applicant Signature
12/13/91
Date

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