

DATE SUBMITTED: 4/11/91

PERMIT # 38415

FEE no fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 760 Horizon Dr.

SQ. FT. OF BLDG:       

SUBDIVISION: Horizon Park Plaza

SQ. FT. OF LOT:       

FILING #        BLK #        LOT # 2

NUMBER OF FAMILY UNITS:       

TAX SCHEDULE NUMBER:  
2701-361-26-002

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Versar

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 760 Horizon Dr.

offices

PHONE: 242-6203

DESCRIPTION OF WORK AND INTENDED USE:  
6' wall & exhaust fan  
interior

SUBMITTALS REQ'D: TWO (2) PLOT  
PLANS SHOWING PARKING, LAND-  
SCAPING, SETBACKS TO ALL PROPERTY  
LINES, AND ALL STREETS WHICH ABUT  
THE PARCEL.

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: HO

FLOODPLAIN: YES        NO X

SETBACKS: F        S        R       

GEOLOGIC HAZARD: YES        NO       

MAXIMUM HEIGHT: 11 ft

CENSUS TRACT #: 16

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: "

SPECIAL CONDITIONS:       

\*\*\*\*\*

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) 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.

DATE APPROVED: 4/11/91

APPROVED BY: Kathy Post

[Signature]  
SIGNATURE