

DATE SUBMITTED: 6-28-90

PERMIT # 36290

FEE _____

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1048 Independent Ave. SQ. FT. OF BLDG: _____

SUBDIVISION: _____ SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # A207 NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-103-00-146

PROPERTY OWNER: Independent Plaza LTD. USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 119 North 1st St Suite G. Office space

PHONE: 245-7571

DESCRIPTION OF WORK AND INTENDED USE: Interior tenant finish for a insurance group SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: _____ FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____ GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____ CENSUS TRACT #: _____

PARKING SPACES REQ'D: _____ TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____ SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THS 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 AN 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: 6-28-90

APPROVED BY: Amie Witzel

[Signature]
SIGNATURE