

DATE SUBMITTED: 11-18-91

PERMIT NO. 40473

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1048 Independent Plaza SQ. FT. OF BLDG: ^(Remodel) Approx 1600 sq ft

SUBDIVISION _____ SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-103-00-146 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Independent Plaza Limited USE OF EXISTING BUILDINGS: Office

ADDRESS 119 No 1st Suite G

TELEPHONE: 245-7571 DESCRIPTION OF WORK AND INTENDED USE: New office

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE C-2 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT Interior - NO GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR Remodel in use CENSUS TRACT: _____ TRAFFIC ZONE: _____

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

11-18-91
Date Approved

11/18/91
Date

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