

DATE SUBMITTED: 9/20/91

PERMIT NO. 39935

FEE \$ No charge

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1078 Independent Plaza SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ SQ. FT. OF LOT: \_\_\_\_\_

FILING NO. \_\_\_\_\_ BLK NO. \_\_\_\_\_ LOT NO. \_\_\_\_\_ NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NO: 2945-163-00-146 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER: Independent Plaza LTD USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 1119 No. 1st Place, Suite G

TELEPHONE: 245-7571 DESCRIPTION OF WORK AND INTENDED USE: New office space in existing Building

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

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**FOR OFFICE USE ONLY**

ZONE C-2

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE \_\_\_\_\_ REAR \_\_\_\_\_  
MAXIMUM HEIGHT \_\_\_\_\_  
N/A  
Interior  
No change

CENSUS TRACT: 4 TRAFFIC ZONE: 10

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.

Kurtis Webb  
Department Approval  
9/20/91  
Date Approved

James Webb  
Applicant Signature  
9/20/91  
Date