DATE SUBMITTED: _7/9/92_   PERMIT NO. _4 2298_

                                                            FEE $ _N/C_

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS _1048 Independence Plaza_ SQ. FT. OF BLDG: _____

SUBDIVISION _Unit 209B_   SQ. FT. OF LOT: _____

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

TAX SCHEDULE # _2945-103-00-146_   NO. OF BUILDINGS ON PARCEL BEFORE THIS
                                        PLANNED CONSTRUCTION: _____

OWNER _Independence Plaza LTD_   USE OF EXISTING BUILDINGS:
                                        Office
ADDRESS _C/O Omega Realty_
Independence Plaza Unit 201A   DESCRIPTION OF WORK AND INTENDED USE:
TELEPHONE: _243-7571_   _Office space existing building_

REQUIRED: Two 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: FRONT _____   GEOLOGIC HAZARD: YES _____   NO _____

SIDE _____ REAR _INTERIOR_   CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT ___ _NO CHANGE OF USE_ 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.

_____   _____
Department Approval   Applicant Signature

_7/9/92_   _7-8-92_
_____   _____
Date Approved   Date

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