

DATE SUBMITTED 12-7-93

BUILDING PERMIT NO. 47125

FEE \$ no fee

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 1078 Independence

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SUBDIVISION INDEPENDENCE PLAZA

SQ. FT. OF EXISTING BLDG(S) 50,000 sq ft.

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-103-00-146

NO. OF FAMILY UNITS _____

NO. OF BLDGS ON PARCEL _____

BEFORE THIS CONSTRUCTION _____

OWNER Independent Plaza Lmt.

USE OF EXISTING BLDGS Office

ADDRESS 1078 Independence Plaza

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 295-7871

10x12 office in existing building

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE C-2

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT 4 TRAFFIC ZONE 10

Rear _____ from property line

Parking Req'mt _____

Maximum Height _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

*INTERIOR REMODEL
NO CHANGE IN USE*

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 Kathy Parker

Applicant Signature _____

Date Approved 12-7-93

Date 12/7/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)