

DATE SUBMITTED: 7/23/93

PERMIT NO. 45715 ✓

FEE \$ N/C

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1048 Independence Ave. SQ. FT. OF BLDG: \_\_\_\_\_  
UNIT 119A

SUBDIVISION \_\_\_\_\_ 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 Independent Lmtd. USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS C/O Omega Realty <sup>1048 Independence Ave</sup> Office

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

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

SETBACKS: FRONT  GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE \_\_\_\_\_ REAR  CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT 40 PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A SPECIAL CONDITIONS: INTERIM NO CHANGE OF USE

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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  
7/23/93  
Date Approved

[Signature]  
Applicant Signature  
7/23/93  
Date

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