

DATE SUBMITTED 1-26-94

BUILDING PERMIT NO. 47502

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PLANNING CLEARANCE

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

BLDG ADDRESS 1048 Independence
SUBDIVISION _____
FILING _____ BLK _____ LOT _____
TAX SCHEDULE NO. 2945-103-00-146
OWNER Independent Plaza Lmt.
ADDRESS 1048 Independence Ave.
TELEPHONE 245-7571

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
SQ. FT. OF EXISTING BLDG(S) 20,000
NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____
USE OF EXISTING BLDGS Office
DESCRIPTION OF WORK AND INTENDED USE:
Enlarge Office

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

ZONE C-2
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side _____ from property line
Rear _____ from property line
Maximum Height _____
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 4 TRAFFIC ZONE 10
Parking Req'mt _____
File Number _____
Special Conditions: Interior Remodel

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 Marcia Ritz
Date Approved 1-26-94

Applicant Signature [Signature]
Date 1/26/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) Grand Junction Zoning & Development Code)

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