

DATE SUBMITTED 2/10/94

BUILDING PERMIT NO. ✓47606

FEE \$ N/C

PLANNING CLEARANCE

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

BLDG ADDRESS 1048 Independent Plaza SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SUBDIVISION INDEPENDENCE PLAZA SQ. FT. OF EXISTING BLDG(S) 15,000
 FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS _____
 TAX SCHEDULE NO. 2945-103-00-146 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____
 OWNER Independent Plaza hmt. USE OF EXISTING BLDGS Office
 ADDRESS 1048 Independent Ave DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE 295-7571 Interior office space

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 ONLY

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 M. Peltz Applicant Signature [Signature]
 Date Approved 2/10/94 Date 2/10/94

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

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