

DATE SUBMITTED: 4/20/89

PERMIT # 32807

FEE No Charge

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2424 HWY 6 & 50  
070 Mesa Mall

SQ. FT. OF BLDG: 70' x 110'

SUBDIVISION: LOT 4 MESA Mall

SQ. FT. OF LOT: 21560

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
29450430.3009

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:

Mesa Mall

PROPERTY OWNER: EQUITABLE LIFE ASSURANCE

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 215 KEO P.O. BOX 1536  
DES MOINES IOWA 50306

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT  
PLANS SHOWING PARKING, LAND-  
SCAPING, SETBACKS TO ALL PROPERTY  
LINES, AND ALL STREETS WHICH ABUT  
THE PARCEL.

INTERIOR FINISHES - SPORTING GOODS  
DAVE COOKS

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FOR OFFICE USE ONLY

NE: H0

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F \_\_\_\_\_ S Interior R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 9

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 9

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: Interior remodel  
no change in use

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 4/20/89

[Signature]  
SIGNATURE

APPROVED BY: Kathy Porter