

DATE SUBMITTED: 9/30/92

10-12-92 PERMIT NO. 43119 ✓

FEE \$ _____
need unit # \$

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2424 Hwy 6450
SUBDIVISION Mesa Mall
FILING # _____ BLK # _____ LOT # Unit # 90
TAX SCHEDULE # 2945-092-03-009

SQ. FT. OF BLDG: _____
SQ. FT. OF LOT: _____
NO. OF FAMILY UNITS: _____
NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Robert Christopher dba Western Image
ADDRESS _____
TELEPHONE: _____

USE OF EXISTING BUILDINGS: Commercial Retail
DESCRIPTION OF WORK AND INTENDED USE: Commercial Retail - interior remodel

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

per Mesa Mall
ZONE _____ FLOODPLAIN: YES _____ NO _____
SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____
SIDE _____ REAR _____ CENSUS TRACT: _____ TRAFFIC ZONE: _____
MAXIMUM HEIGHT _____ PARKING REQ'MT _____
LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

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.

Angelina Barrett
Department Approval
9/30/92
Date Approved

Kelly Emond
Applicant Signature
9/30/92
Date

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