

DATE SUBMITTED: 7-31-92

PERMIT NO. 42085 ✓

FEE \$ N/A

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

*FXI*

BLDG ADDRESS 2424 Hwy 650 SP.#112 SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION MESA MALL SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_ NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-092-03-009 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER JACK WALKER USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS P.O. Box 1208, G.J. CO 81502

TELEPHONE: (303) 243-7834 DESCRIPTION OF WORK AND INTENDED USE: COMMERCIAL RETAIL SPACE

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 H0 FLOODPLAIN: YES X NO \_\_\_\_\_

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

SIDE \_\_\_\_\_ REAR N/A CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT Interior Remodel PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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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.

*Kirsten L. Amick*  
Department Approval  
7/31/92  
Date Approved

*Kelly Ford*  
Applicant Signature  
7-31-92  
Date

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