

DATE SUBMITTED: 02-18-92

PERMIT NO. 41203

FEE \$ 0

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

*\$14*

BLDG ADDRESS 2424 HWY 6050

SQ. FT. OF BLDG: 958

SUBDIVISION MESA MALL SP.230

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: \_\_\_\_\_

TENANT: OWNER SUN STOP

USE OF EXISTING BUILDINGS: Mesa Mall

ADDRESS 621 BROKEN SPOKE RD

DESCRIPTION OF WORK AND INTENDED USE: Remodel - No change in Use

TELEPHONE: 242-4207

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**  
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ZONE H0

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

SETBACKS: FRONT \_\_\_\_\_

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

SIDE \_\_\_\_\_ REAR No

CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT Remodel in Use

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: Remodel in Change

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.

B Paulson  
Department Approval

Kelly Ford  
Applicant Signature

2/18/92  
Date Approved

2-18-92  
Date

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