

DATE SUBMITTED: 3/10/92

PERMIT NO. 41175 ✓

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PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2424 US Hwy 6 & 50, Sp 305 SQ. FT. OF ~~BLDG~~ Space: 948

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 General Growth Management, Inc. USE OF EXISTING BUILDINGS: _____

ATTN: Don Benson
ADDRESS 2424 US Hwy 6 & 50

TELEPHONE: (303)242-0008 DESCRIPTION OF WORK AND INTENDED USE:
Remodel of commercial retail space

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

FOR OFFICE USE ONLY

ZONE HO FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____ Remodel GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____ CENSUS TRACT: 9 TRAFFIC ZONE: 9

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.

Marcia Putey
Department Approval
3-10-92
Date Approved

Kelly Ford
Applicant Signature
3/10/92
Date

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