

DATE SUBMITTED: 01/22/92

PERMIT # 41203 ✓

FEE N/C

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

\$X10

BLDG ADDRESS: 2424 Hwy 6 & 50, Space 406

SQ. FT. OF ~~BLDG~~ space: 741

SUBDIVISION: Mesa Mall

SQ. FT. OF LOT: \_\_\_\_\_

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

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

TAX SCHEDULE NUMBER:  
2945-092-03-009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

TENANT:  
PROPERTY ~~OWNER~~: Great American Chocolate  
Chip Cookie Co.  
ADDRESS: 4685 Frederick Dr., S.W.  
Atlanta, GA 30336  
PHONE: (404) 696-1700

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel Retail Space

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

\*\*\*\*\*  
**FOR OFFICE USE ONLY**  
\*\*\*\*\*

ZONE: \_\_\_\_\_

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

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

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

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

CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*  
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: 1/22/92  
APPROVED BY: *[Signature]*

*[Signature]*  
SIGNATURE