

DATE SUBMITTED: 07-13-93

PERMIT NO. 45660

FEE \$ No fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2424 Hwy. 6 & 50 Mesa Mall, Space 088 SQ. FT. OF BLDG: _____

SUBDIVISION MESA MALL SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # SP 088 NO. OF FAMILY UNITS: _____

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

Tenant Pretzel Maker Co
~~OWNER~~ B. Ray DeGooyer

ADDRESS Box 877 Green River, WY 82935

TELEPHONE: 307-875-5640

USE OF EXISTING BUILDINGS: mall shops

DESCRIPTION OF WORK AND INTENDED USE: Remodel of Space ~~to~~ EXISTING

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

FOR OFFICE USE ONLY

ZONE H0

FLOODPLAIN: DESIGNATED YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT _____

PARKING REQ'MT N/A

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.

Winston J. Adreke
Department Approval

Craig P. Paltano
Applicant Signature

7-13-93
Date Approved

07-13-93
Date

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