

Planning \$ <u>5.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>70220</u>
FILE #

**PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

092-03-008  
2,562,900  
H, 697,790

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BUILDING ADDRESS 2424 US Hwy 6+50 TAX SCHEDULE NO. 2945-043-06-001  
SECOND MAJOR SUBDIVISION

SUBDIVISION MESA MALL'S SEC 4+19 1S 1W SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT A SQ. FT. OF EXISTING BLDG(S) 351,000

OWNER SDG MACERICH PROPERTIES LP NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
CONSTRUCTION

ADDRESS 401 WILSHIRE BLVD, SANTA MONICA NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
CONSTRUCTION

TELEPHONE 310-394-6000 USE OF ALL EXISTING BLDGS SHOPPING CENTER

APPLICANT MESA MALL DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 2424 U.S. HWY 6+50 RE-DEMISE CAFE COURT. TO IMPROVE  
ACCOMMODATIONS FOR CAFE COURT CUSTOMERS

TELEPHONE 970-242-0009

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*

ZONE C-1 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

PARKING REQUIREMENT: no change

MAXIMUM HEIGHT \_\_\_\_\_ SPECIAL CONDITIONS: interior only - no change  
in use - Persigo has been contacted.

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT 9 TRAFFIC ZONE 9 ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Jerry E. Plad Date 8/9/00

Department Approval Ronnie Edwards Date 8/9/00

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>	Date <u>8-9-00</u>

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)