

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>76566</u>
FILE #

### PLANNING CLEARANCE

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

*estimated \$ remodeling cost 4,000*

\*\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*\*

BUILDING ADDRESS 2424 US Hwy 6+50 TAX SCHEDULE NO. 2945-043-06-001  
SUBDIVISION Mesa Mall SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
FILING — BLK — LOT A SQ. FT. OF EXISTING BLDG(S) —  
OWNER Macerich Property Management Co. NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
ADDRESS 401 Wilshire Blvd, Santa Monica CONSTRUCTION  
TELEPHONE 310-394-6000 USE OF ALL EXISTING BLDGS Shopping Center  
APPLICANT Ford Construction Company Inc. DESCRIPTION OF WORK & INTENDED USE:  
ADDRESS M14 Arrowest Road Put up Demising Wall for  
TELEPHONE 970-245-9343 Todo Bien. -  
✓ 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 charge  
MAXIMUM HEIGHT — SPECIAL CONDITIONS: relocating wall only  
MAXIMUM COVERAGE OF LOT BY STRUCTURES — (interior)  
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.

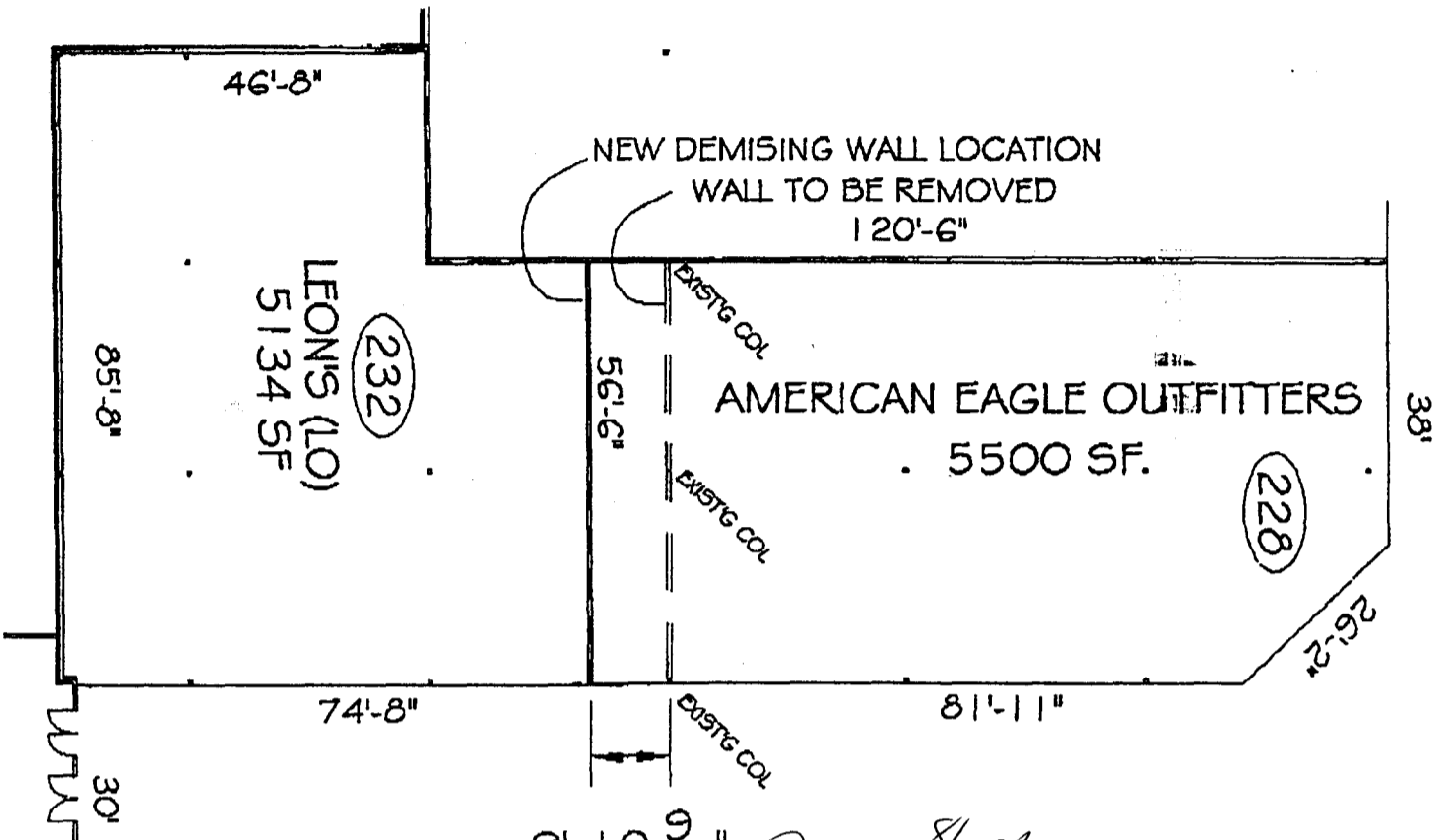
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature Marcy Anderson Date 8-28-00  
Department Approval Glennie Edwards Date 8-28-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting	<u>L Overholt</u>		Date <u>8-28-00</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)



9'-10<sup>9</sup>/<sub>16</sub>" *Ronnie* 8/28/00

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

08.23.00 SMH

**MES/**  
**MALI**

Messe M:

2424 Highway  
 Grand Junction, CO  
 Phone: (970) 244-  
 FAX: (970) 244-

For Leasing  
 Information Call

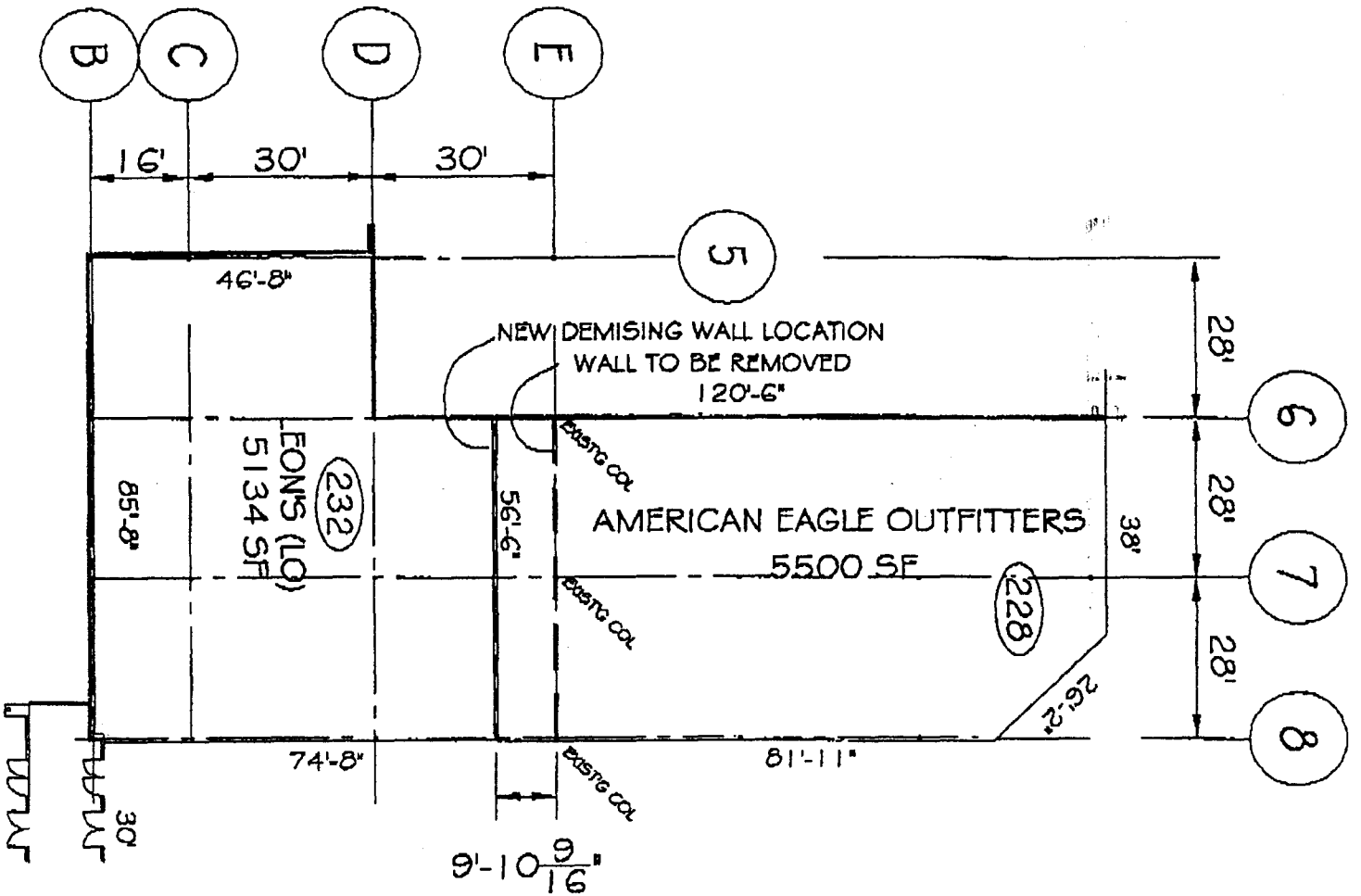
Anne Snyke  
 South Towne  
 Management  
 10450 South S  
 Sandy, UT 8  
 Phone: (801) 57  
 FAX: (801) 57



OWNER/DEVELOPER  
**The Macer**  
**Company**

visit our web  
[www.thmac.com](http://www.thmac.com)

NOTE:  
 This is a schematic plan only  
 above the general layout of  
 center or part thereof. It  
 be scaled.



08.23.00 SMH

**MESA MALL**

Mesa M.

2424 Highway  
Grand Junction, CO  
Phone: (970) 2-  
FAX: (970) 24

For Lease  
Information CC

Amye Single  
South Towne  
Management  
10450 South E  
Sandy, UT 8  
Phone: (801) 5  
FAX: (801) 57



OWNED & OPERATED  
**The Macys  
Company**

visit our web  
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This is a schematic plan or  
show the general layout of  
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