

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

De

BLDG PERMIT NO. <u>82233</u>
FILE #

PLANNING CLEARANCE
 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2424 Hwy 6 + 50
 SUBDIVISION Mesa Mall
 FILING - BLK - LOT 5

TAX SCHEDULE NO. 2945-043-03-006
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,174,440
 ESTIMATED REMODELING COST \$ 10,000

OWNER SDG Macerich Properties
 ADDRESS 401 Wilshire Blvd

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION

TELEPHONE Santa Monica CA 90401

USE OF ALL EXISTING BLDGS retail mall

APPLICANT LEROY SICKLER

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 1023 2 1/2 RD G.J.

move phone store to new location w/in mall - store front only

TELEPHONE 858-0375 (690-2197)

✓ 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

SPECIAL CONDITIONS: interior only

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES NO

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.

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 that 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 Leroy Sickler

Date Nov 5 2001

Department Approval Ponnie Edwards

Date 11/5/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u> </u>
Utility Accounting	<u>Kate Ebbert</u>		Date <u>11/5/01</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)