

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

AC

BLDG PERMIT NO. <u>43040</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 <u>2424 HW 6 + 50</u>	TAX SCHEDULE NO. <u>2945-043-06-003</u>
SUBDIVISION _____	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>2,940,730</u>
FILING _____ BLK _____ LOT _____	ESTIMATED REMODELING COST \$ <u>11,000</u>
OWNER <u>The Macerich Company</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION
ADDRESS <u>401 Wilshire Blvd Suite 700</u>	USE OF ALL EXISTING BLDGS <u>Retail</u>
TELEPHONE _____	DESCRIPTION OF WORK & INTENDED USE: <u>Demo</u>
APPLICANT <u>TUSA II Inc</u>	<u>Space 500 + Place Demizing wall</u>
ADDRESS <u>P.O. Box 4136</u>	_____
TELEPHONE <u>970-245-4071</u>	_____

✓ 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 <u>C-1</u>	SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: _____	_____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>	CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>9</u> 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.

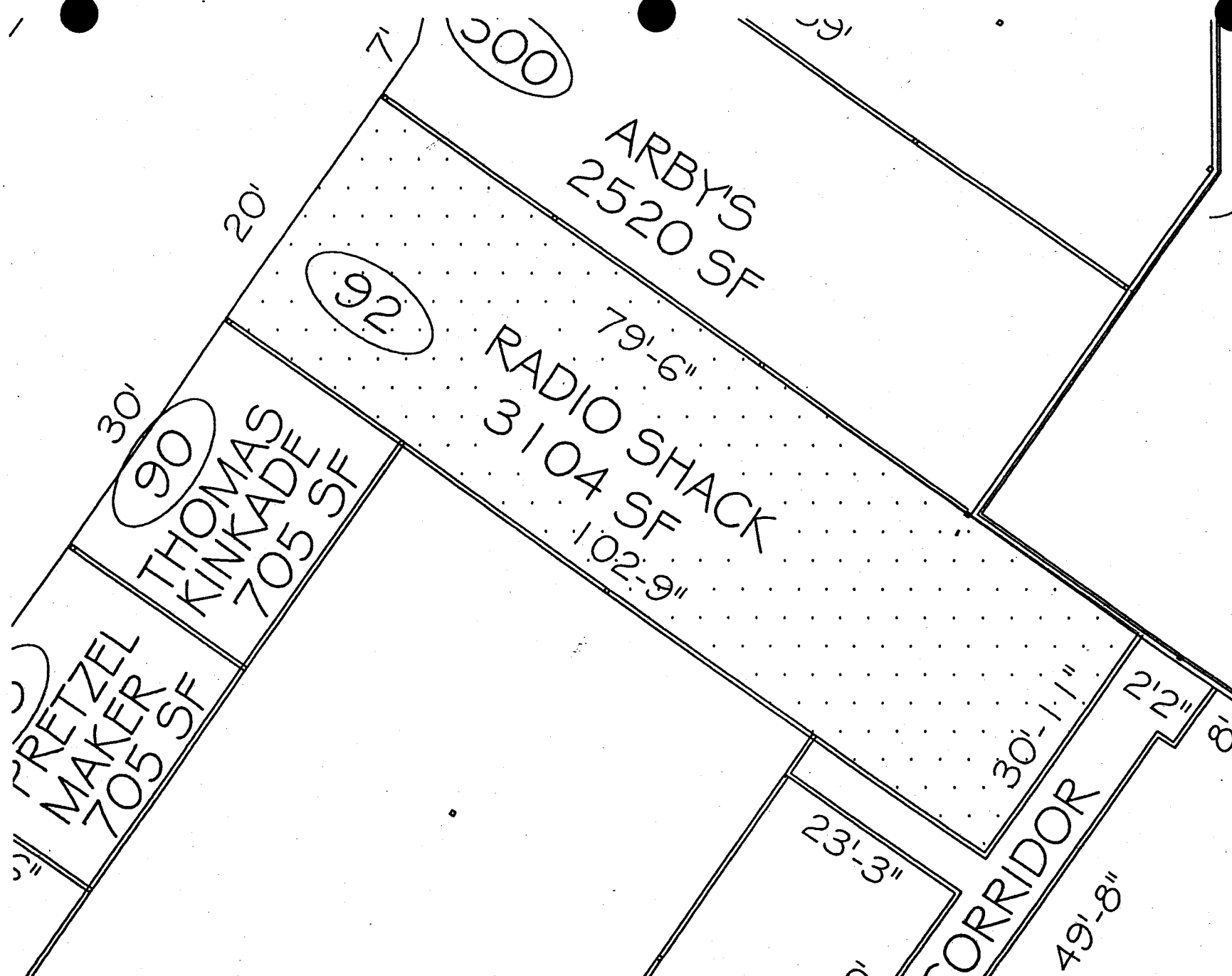
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions that apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature <u>David Berk</u>	Date <u>1/25/02</u>
Department Approval <u>Gayleen Henderson</u>	Date <u>1-25-02</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kate Eslamy</u>	Date <u>1/25/02</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)



MESA MALL

Mesa Mall
 2424 Highway G # 50
 Grand Junction, CO 81505
 Phone: (970) 242-0000
 FAX: (970) 241-6913

For Leasing Information Contact:

Anne Singleton
 South Towne Center
 Management Office
 10450 South State St
 Sandy, UT 84070
 Phone: (801) 572-1511
 FAX: (801) 571-3927

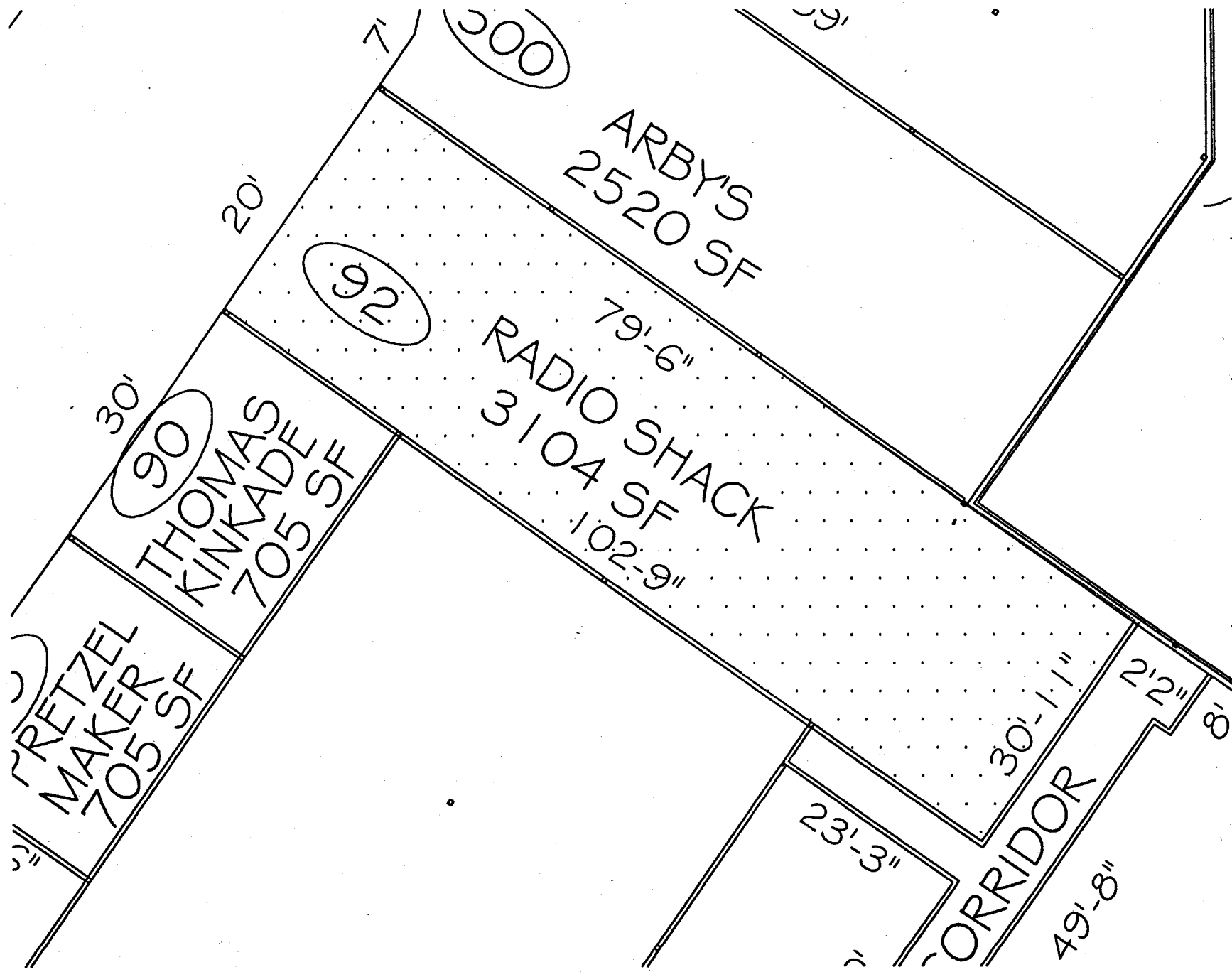


OWNED & OPERATED BY
The Macerich Company

visit our web site at
www.macerich.com

Last Updated 11/13/00 - SM

NOTE:
 This is a schematic plan only intended to show the general layout of the shopping center or part thereof. This plan is not to be scaled.



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Mesa Mall

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 Grand Junction, CO 81501
 Phone: (970) 242-0008
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 Information Contact:**

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