

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

BLDG PERMIT NO.
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 - Space #700
FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-043-06-003
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,237,370.
ESTIMATED REMODELING COST \$ #51,000

OWNER MACETRICH COMPANY

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 401 WILSHIRE BLVD. # 700
SANTA MONICA, CA 90401
TELEPHONE (800) 216-6223

USE OF ALL EXISTING BLDGS Retail

APPLICANT MOTHERS WORK % OPA GROUP INC
600 ANTON BLVD 11TH FLOOR
ADDRESS COSTA MESA, CA 92626
TELEPHONE (714) 593-6518

DESCRIPTION OF WORK & INTENDED USE: INTERIOR
ALTERATION OF EXISTING 1,164 S.F.
RETAIL SPACE.

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 Remodel

PARKING REQUIREMENT: _____

only

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

CENSUS TRACT _____ TRAFFIC ZONE _____ 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 [Signature]

Date 1/22/2004

Department Approval Gayleen Henderson

Date 1-26-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>1/27/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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