

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ 5.00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address Mesa Mall. 2424 Highway 6950 #86 Grand Junction - CO.
 Parcel No. 2945-043-06-003
 Subdivision Mesa Mall's 2nd Minor Sub
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed no chg
 Sq. Ft. of Existing 1,194 Sq. Ft. Proposed No chg
 Sq. Ft. of Lot / Parcel 544325
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 82788

OWNER INFORMATION:

Name Macerich
 Address 11411 N. Tatum Blvd.
 City / State / Zip Phoenix - AZ. 85028

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: tenant finish

APPLICANT INFORMATION:

Name Kay Jewellers - Tenant Agent - Mary Ann Antonia
 Address 3725 Vinton Ave # 8
 City / State / Zip Los Angeles, CA 90034
 Telephone 310-876-1141

* FOR CHANGE OF USE:
 *Existing Use: M
 *Proposed Use: M

Estimated Remodeling Cost \$ 83,750.-
 Current Fair Market Value of Structure \$ 3,185,370

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District <u>A</u>	Special Conditions: <u>approved per plan</u>
Ingress / Egress Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Signature Mary Ann Antonia Date 6-29-09
 Planning Approval C. McKee Date 7/7/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting <u>Ronald Be</u> Date <u>7/8/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)