

DATE SUBMITTED: 9/15/92

PERMIT NO. 42620V

FEE \$ 30.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 585 2A 1/2 Road

SQ. FT. OF BLDG: 36,000

SUBDIVISION Mesa Hall Minor

SQ. FT. OF LOT: 3,404 Acres

FILING # _____ BLK # _____ LOT # 1

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945 094 10 014 005

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER Toys R Us Inc

USE OF EXISTING BUILDINGS: N/A

ADDRESS 1624 Army Court Stockton CA

TELEPHONE: (209) 462-1823

DESCRIPTION OF WORK AND INTENDED USE: Construct Retail Store

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE H0

FLOODPLAIN: YES X NO _____

SETBACKS: FRONT 65'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 15' REAR 15'

CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT 65'

PARKING REQ'MT Per Site Plan

LANDSCAPING/SCREENING REQUIRED:
Per Site Plan

SPECIAL CONDITIONS:

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kristen E. Colwell
Department Approval

[Signature]
Applicant Signature

9/15/92
Date Approved

9/18/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)