

DATE SUBMITTED: 7/31/92

CO issued

*not described as foundation only new store
8/24/92 4262W*

PERMIT NO. 42620

FEE \$ ~~30.00~~ N/A

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 585 24 1/2 Road

SQ. FT. OF BLDG: 30,000

SUBDIVISION Mesa Mall Minor

SQ. FT. OF LOT: 3.404 Acres

FILING # _____ BLK # _____ LOT # 1

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-092-10-005 *2945-092-10-005* *in record*

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Toys "R" US INC.

USE OF EXISTING BUILDINGS: N/A

ADDRESS 1624 Army Court Stockton CA

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: (209) 462-1823

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' 4" *file # 33-92*

GEOLOGIC HAZARD: YES _____ NO X

SIDE 15 REAR 15

CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT 65'

PARKING REQ'MT As Per Site Plan

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

As Per Site Plan

* GRADING/FOUNDATION PERMIT ONLY

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.

Winty L. Alford
Department Approval

ARK J
Applicant Signature

8/5/92
Date Approved

8/7/92
Date

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