

Planning \$ 50.00 5.00	Drainage \$
TCP \$	School Impact \$

①

BLDG PERMIT NO. 82845
FILE #

PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

14189-8904

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 585 24 1/2 Rd

SUBDIVISION Mesa Mall Minor

FILING _____ BLK _____ LOT 1

OWNER Toys "R" Us Inc

ADDRESS 102 CHESTNUT RIDGE RD.

TELEPHONE 201-802-5900

APPLICANT CASCO - (Lonnie Pearson)

ADDRESS 10877 WATSON ROAD

TELEPHONE 314-821-1100

TAX SCHEDULE NO. 2945-092-10-019

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,592,760.

ESTIMATED REMODELING COST \$ 150,000

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Mercantile

DESCRIPTION OF WORK & INTENDED USE: _____

Interior re-racking of existing Toys-R-Us retail sales area.

✓ 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

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SPECIAL CONDITIONS: Interior remodel only

CENSUS TRACT 9 TRAFFIC ZONE 9 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 Lonnie Pearson

Date 2/21/02

Department Approval Gaylen Henderson

Date 3-18-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>interior</u>
Utility Accounting <u>Dotter Zanever</u>			Date <u>2/4/03</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)