

DATE SUBMITTED: 9/28/88

PERMIT # 31515

FEE \$50.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2881 N. AVE.

SQ. FT. OF BLDG: 85,000

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 14 A

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2943-181-00-034 #035 #038

PROPERTY OWNER: Wal-Mart Inc.

0

ADDRESS: \_\_\_\_\_

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:

Retail Bldg.

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE: C-1 & C-2

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: for plan rec'd  
6.8 sp./1000 sq ft of Bldg.

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: Aug. 30, 1988  
& approved by Mike Sathulal

SPECIAL CONDITIONS: see approved  
plans. file # 39-88

\*\*\*\*\*  
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 9-28-88

APPROVED BY: Michael Justice

Jerald H. Russell  
SIGNATURE