

FEE \$ paid

BLDG PERMIT NO. 49636

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2881 North Ave TAX SCHEDULE NO. 2943-181-13-001

SUBDIVISION WAL-MART SQ. FT. OF PROPOSED BLDG(S)/ADDITION 47,558

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 81,922

(1) OWNER WAL-MART STORES NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 7015 WALTON BLVD Mitchell Bldg
BENTONVILLE AR, 72716 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (501) 273-8106 USE OF ALL EXISTING BLDGS RETAIL

(2) APPLICANT ROCKE CONSTRUCTOR'S DESCRIPTION OF WORK & INTENDED USE: Addition

(2) ADDRESS P.O. Box 1727 Greeley Co 80632 + Remodel - RETAIL

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 Landscaping / Screening Required: YES X NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt see file # 43-94
_____ from center of ROW, whichever is greater

Side 6ft from PL Rear _____ from PL
Special Conditions: Driveway permit required
Fire Dept. final approval required. GFE

Maximum Height per pretreatment, grass trap ← requirements CENSUS TRACT 7 TRAFFIC ZONE 31

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 G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 8/19/94

Department Approval [Signature] Date 8/19/94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7808

Utility Accounting [Signature] Date 8/25/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)