

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>7633⁰⁰</u>	School Impact \$ <u>0</u>

LOG PERMIT NO. <u>79323</u>
FILE # <u>SPR-2001-115</u>

PLANNING CLEARANCE

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

6518-4066

PC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1040 Independent
 SUBDIVISION Independent Center
 FILING _____ BLK _____ LOT _____
 OWNER Wal-Mart Stores, Inc.
 ADDRESS 702 S.W. 8th St.
 TELEPHONE (501) 273-4909
 APPLICANT Benjamin T. Bell
 ADDRESS 211 N. Record St. #222
Dallas, TX 75202
 TELEPHONE (214) 749-0626

TAX SCHEDULE NO. 2945-103-32002
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,103 sq. ft.
 SQ. FT. OF EXISTING BLDG(S) 133,730 sq. ft.
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION N/A
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION N/A
 USE OF ALL EXISTING BLDGS Mercantile
 DESCRIPTION OF WORK & INTENDED USE: Interior
remodel with 2 small additions totalling
approximately 3,000 sq. ft.

✓ **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-2
 SETBACKS: FRONT: 15 from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10 from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES NA

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: PER APPROVED SITE PLAN
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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.

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 Benjamin T. Bell Date 05/10/01
 Department Approval Bill Ruth Date 6-25-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14180</u>
Utility Accounting	<u>Kate Hett</u>		Date <u>6/1/01</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)