

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$

(A)

BLDG PERMIT NO.
FILE #

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2545 Rimrock Avenue Grand Junction TAX SCHEDULE NO. 2945-152-37-002
~~75-2640367~~

SUBDIVISION Rim Rock Market Place 2 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ Tenant Lease Space

FILING 2 BLK 1 LOT 3 ESTIMATED REMODELING COST \$ 48,000

OWNER Wal Mart Stores Inc. NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION

ADDRESS 2001 SE 10th Bentonville, AR USE OF ALL EXISTING BLDGS Wal-Mart - lease tenants space

TELEPHONE 501-204-0236 DESCRIPTION OF WORK & INTENDED USE: Bank Space

APPLICANT Southwind Group, Inc. Interior Finish Non-structural

ADDRESS 910 Petroleum Dr. Abilene, TX Metal stud + sheetrock walls

TELEPHONE 325-695-7111 wood doors, trim, paint + vinyl wallcovering

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 SPECIAL CONDITIONS: Interior Remedial

PARKING REQUIREMENT: None only

LANDSCAPING/SCREENING REQUIRED: YES NO 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.

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 [Signature] Date 8-28-03

Department Approval [Signature] Date 8/29/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Interior finish</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-3-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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