

Planning \$	N/A	Drain \$	N/A
TCP \$	N/A	School Impact \$	N/A

LDG PERMIT NO.
FILE # MSP-2004-076

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1040 Independent Ave TAX SCHEDULE NO. 2945-103-32-002
 SUBDIVISION Independence Center Subd. SQ. FT. OF EXISTING BLDG(S) 137,000
 FILING _____ BLK _____ LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Sam's Real Estate Business Trust MULTI-FAMILY:
 ADDRESS 2001 SE 10th Street NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP Bentonville AR 72716-0550 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

APPLICANT Sam's Real Estate Business Trust USE OF ALL EXISTING BLDG(S) Retail
 ADDRESS 2001 SE 10th Street DESCRIPTION OF WORK & INTENDED USE: Fuel
 CITY/STATE/ZIP Bentonville AR 72716-0550 Facility and parking lot/LANDSCAPING
 TELEPHONE 479-204-1500 improvements

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 <u>C-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>SEE SITE PLAN.</u> SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS.</u>
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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 [Signature] Date 4-13-04
 Department Approval [Signature] Date 6-17-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>10518-4066</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/17/04</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)