

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

2

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

6046-3760

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2881 NORTH AVE

TAX SCHEDULE NO. 2943-18-1-15001

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 8,867,750

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 48,000

OWNER WAL MART STORES INC.

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS BENTONVILLE ARKANSAS

USE OF ALL EXISTING BLDGS Wal-mart store

TELEPHONE 800-932-3367

DESCRIPTION OF WORK & INTENDED USE: Interior

APPLICANT SOUTHWIND GRP.

Remedel for Air Acamedy

ADDRESS 910 PETROLEUM DR. ABILENE, TX

BANK

TELEPHONE 325-695-1111

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 only

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

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 Yusuf Hawhis

Date 1-22-04

Department Approval Misha Magon

Date 1-22-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>interior remodel</u>
Utility Accounting	<u>D/Enroll</u>		Date <u>1-22-04</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)