

Planning \$	5.00
TCP \$	
Drainage \$	
SIF \$	

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 2881 NORTH AVE. GRAND JUNCTION, CO 81501
Parcel No. _____
Subdivision 2943-181-15-001
Filing _____ Block _____ Lot _____

Multifamily Only: NA
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) existing none additional

OWNER INFORMATION:

Name WAL-MART STORES INC
Address 2001 SE 10th Street
City/State/Zip Bentonville, AR 72712

APPLICANT INFORMATION:

Name CMA Architecture P.A.
Address 200 Bailey Ave Suite 310
City/State/Zip Fort Worth, TX 76107
Telephone (817) 877-0044

DESCRIPTION OF WORK & INTENDED USE:

Remodel existing RESTROOMS Addition
 Change of Use (*Specify uses below)
 Other: _____

*** FOR CHANGE OF USE:**

*Existing Use: WAL-MART
*Proposed Use: SAME

Estimated Remodeling Cost \$ 30,000

Current Fair Market Value of Structure \$ 9,700,580.00

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Maximum coverage of lot by structures N/A
SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO X
Side 0' from PL Rear 10' from PL Parking Requirement N/A
Maximum Height of Structure(s) 40' Special Conditions: Interior Remodel
Voting District _____ Ingress / Egress Location Approval only
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building 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 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 Signature [Signature] Date May 23, 2005

Department Approval [Signature] Date 5/24/05

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

Utility Accounting [Signature] Date 5/26/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)