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|-------------------------|---------------------------|
| Planning \$ <u>5.00</u> | Drainage \$ <u>0</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

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|-----------------|
| BLDG PERMIT NO. |
| FILE # |

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 2881 North Avenue
 SUBDIVISION WAL-MART TWO SUBDIVISION
SECTION 18
 FILING _____ BLK _____ LOT 1

TAX SCHEDULE NO. 2943-181-15-001
 SQ. FT. OF EXISTING BLDG(S) 216,019
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER WAL-MART REAL ESTATE BUSINESS TRUST
 ADDRESS 702 SW 8th STREET
 CITY/STATE/ZIP DETTONVILLE, AR 72716

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT Raymond L. HARRIS AIA
 ADDRESS 211 N. RICHARD ST. SUITE 222
 CITY/STATE/ZIP DALLAS, TX 75202
 TELEPHONE 214-749-0626

USE OF ALL EXISTING BLDG(S) RETAIL
 Fair Market Value \$,913,680.
 DESCRIPTION OF WORK & INTENDED USE: ADDITION OF
CANOPY OVER EXISTING GARDEN CENTER
 Estimated Remodeling Cost \$ 400,000.00

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

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| ZONE <u>C-1</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____ | LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>Approved per plan</u> |
|---|--|

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] ARCHITECT Date 12/13/05
 Department Approval [Signature] Date 12-13-05

| | | | |
|--|-----|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | | | Date <u>12/13/05</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)