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TCP \$	-
Drainage \$	-
SIF\$	-

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

BLDG PERMIT NO.
FILE #

Building Address 2881 North Avenue  
Parcel No. 2943-181-15-001  
Subdivision Wal-Mart II  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

Multifamily Only:  
No. of Existing Units N/A No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 216,019 Sq. Ft. Proposed N/A  
Sq. Ft. of Lot / Parcel 17,382  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Wal-Mart Real Estate Business Trust  
Address 702 S.W. 8th Street  
City / State / Zip Bentonville, AR 72716

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Scott Pearce w/ Raymond Harris, Architect  
Address 211 N. Record St., Ste 222  
City / State / Zip Dallas, TX 75202  
Telephone (214) 749-0626 ext 258

**\* FOR CHANGE OF USE:**

\*Existing Use: M-mercantile  
\*Proposed Use: same

Estimated Remodeling Cost \$ 931,800.00  
Current Fair Market Value of Structure \$ 3,913,680

**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 <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirements _____
Maximum Height of Structure(s) _____	Special Conditions: <u>structural remodel only &amp; exterior paint</u>
Voting District _____	Ingress / Egress Location Approval _____ (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 3/8/2006  
Department Approval [Signature] Date 3-8-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>3/8/06</u>		

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)