

Planning \$	10.00
TCP \$	0
Drainage \$	0
SIF \$	0

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

BLDG PERMIT NO.
FILE #

82296-44766

Building Address 2545 - Kimrock Ave  
 Parcel No. 2945-152-37-004  
 Subdivision WALMART  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 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) \_\_\_\_\_

**OWNER INFORMATION:**

Name Wal Mart  
 Address 2545 Kimrock Ave  
 City / State / Zip GRAND JUNCTION CO. 81501

**APPLICANT INFORMATION:**

Name DENNIS FENCE  
 Address 1140 S. MONROE ST  
 City / State / Zip DENVER CO. 80210  
 Telephone 303.210.6232

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel
- Change of Use (\*Specify uses below)
- Other: Knock down cmu wall on both open sides  
Storage & replace existing gates w/ 30'  
\* FOR CHANGE OF USE: double gates (8' tall)
- Addition

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 15,000  
 Current Fair Market Value of Structure \$ 9,520,480

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>G-1, secondary C-2</u>	Maximum coverage of lot by structures <u>n.a.</u>
SETBACKS: Front <u>11.9</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>n.a.</u>
Side <u>11.9</u> from PL Rear <u>11.9</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Must be light, dark colored chain link w/ dark colored posts, etc.</u>
Voting District <u>n.a.</u> Ingress / Egress Location Approval <u>n.a.</u>	(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 6.14.05

Department Approval [Signature] Date 6/14/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>no chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/14/06</u>		

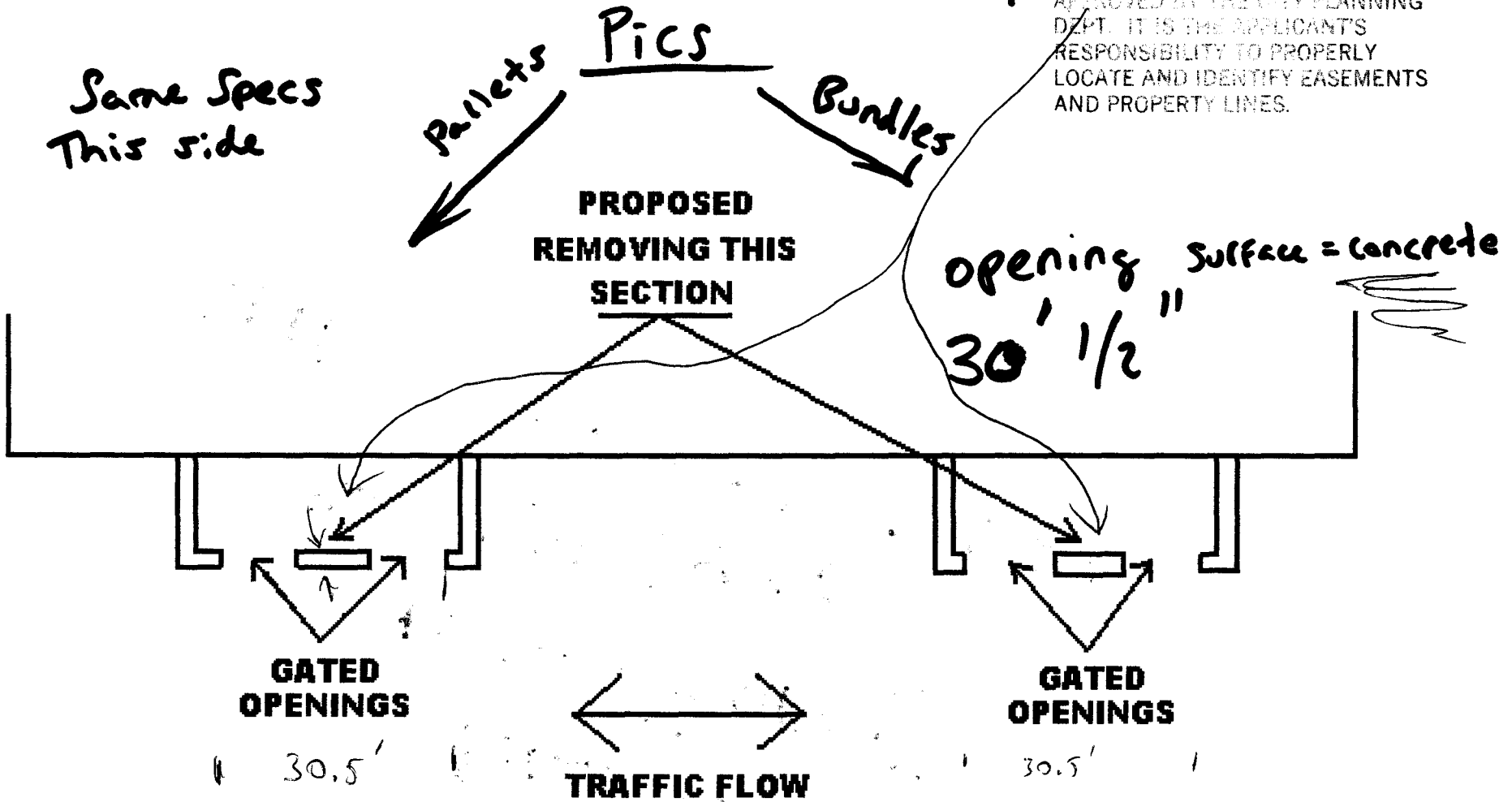
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



store# 5099

WALL 14.5 X 10.5 Ht.  
ACCEPTED *Judith Pen*  
w/footer RANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Same Specs  
This side



2 = 8FT X 30FT DBL SWINGS	\$2705
4 = 8 5/8 X 12FT POSTS	\$1560
60 = CONCRETE	\$210
	<del>\$2000</del>
	\$4475
	\$3000
	\$12275

Pam SCHULER  
3.795.2227

\$4480--  
T.O. SOLF  
IN 235LF