

Planning \$ <u>10.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

82796-44766

24.20
Egus

Building Address Walmart Store #5099
2545 Rimrock Avenue
Parcel No. 2945-152-37 006
Subdivision _____
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 Walmart Real Estate Business Trust
Address 2001 S.E. 10th Street
City / State / Zip Bentonville, AR 72716-0550

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: Interior - Bathrooms

APPLICANT INFORMATION:

Name Gretchen Magers
Address 121 West Walnut Street
City / State / Zip Rogers, AR 72756
Telephone 800-321-8721

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____

Estimated Remodeling Cost \$ 211,000
Current Fair Market Value of Structure \$ 12,300,000 ^{GS/}

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 Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior Remodel</u>
Voting District _____	<u>only for Bathrooms</u>
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).

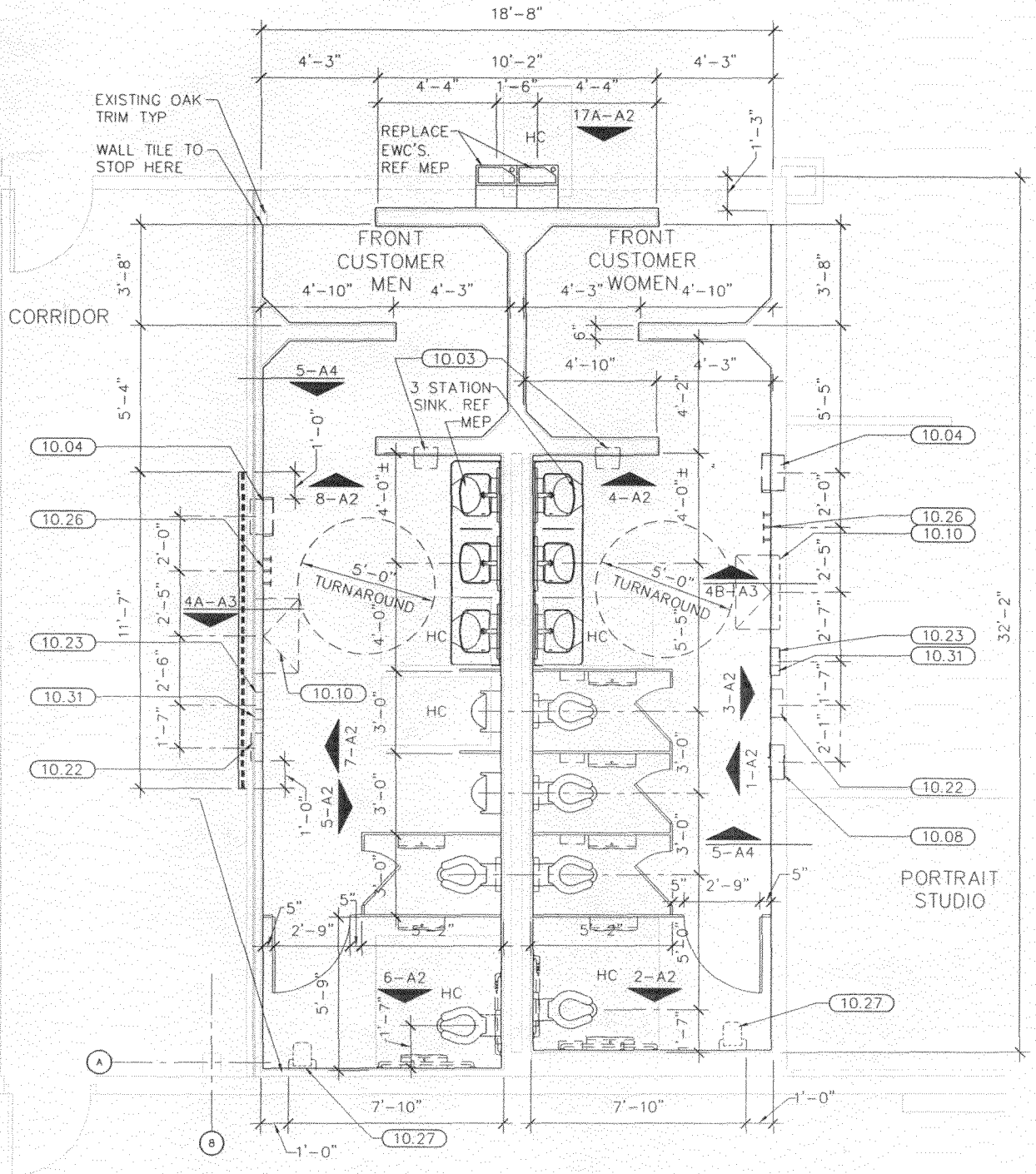
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gretchen Magers Date 8/28/07
Department Approval [Signature] Date 8/31/07

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>8/31/07</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)

ACCEPTED *8/31/07*
 ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



REMOVE EXISTING WALL FINISHES AT CMU WALL AND DETERMINE EXISTING STUD/FURRING DEPTH. REMOVE EXISTING STUDS/FURRING AND REPLACE WITH 18 GA METAL STUDS/FURRING (DEPTH TO MATCH EXISTING) AT 12" OC. ATTACH STUDS TO EXISTING CMU WALL AT 3'-0" OC VERTICALLY. SHIM WALL AS REQUIRED TO MAINTAIN FLAT PLANE FOR NEW FINISHES

1 EXISTING CUSTOMER FRONT RESTROOM
 1/4" = 1'-0"