

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

6518-4066

Building Address 1040 Independent Ave
 Parcel No. 2945-103-32-002
 Subdivision Independence Center
 Filing _____ Block _____ Lot 1

Multifamily Only:
 No. of Existing Units 1 No. Proposed -
 Sq. Ft. of Existing 138,274 sq ft Sq. Ft. Proposed -
 Sq. Ft. of Lot / Parcel 905,263 sq ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Sam's Real Estate Bus. Trust
 Address 610 Wal-Mart Prop Tax Dept
2001 SE 10th St.
 City / State / Zip Bentonville, AR 72716

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name Pettus Plumbing & Piping, Inc
 Address 600 Ford Road
 City / State / Zip Muscle Shoals, AL 35661
 Telephone 256-389-8181

* FOR CHANGE OF USE:
 *Existing Use: Sam's Club - General Retail
 *Proposed Use: Interior Remodel
 Estimated Remodeling Cost \$ 72,983.
 Current Fair Market Value of Structure \$ 5,353,490.00

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 PLANNING STAFF			
ZONE <u>C-2</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) _____	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Special Conditions: <u>Plumbing</u> <u>Interior Remodel Only</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 8/26/08
 Planning Approval Gayleen Henderson Date 9-2-08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Marshall Cole</u>	Date <u>9/4/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)