

RECEIVED AUG 22 2008

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

Planning \$ <sup>PH</sup> <del>500</del> $\phi$
Bldg Permit #
File #

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 6518-4066-1040 Independent Avenue  
 Parcel No. 2945-103-32-002  
 Subdivision Independence Center Subdivision  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 134,274 sf Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 888,624 sf  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 588,060 sf

### OWNER INFORMATION:

Name Wal-Mart Stores, Inc.  
 Address 2001 S.E. 10th Street  
 City / State / Zip Bentonville, Arkansas 72716

### DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: _____	

### APPLICANT INFORMATION:

Name Kristin Cisowski  
 Address 5350 DTC Parkway  
 City / State / Zip Greenwood Village, CO  
 Telephone 303-770-8884

### \* FOR CHANGE OF USE:

\*Existing Use: Sam's Club - General Retail  
 \*Proposed Use: Interior Remodel only

Estimated Remodeling Cost \$ 1,200,000

Current Fair Market Value of Structure \$ 5,353,490

**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 _____	Special Conditions: <u>Interior Remodel Only</u>
Ingress / Egress Location Approval _____ (Engineer's Initials)	

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).

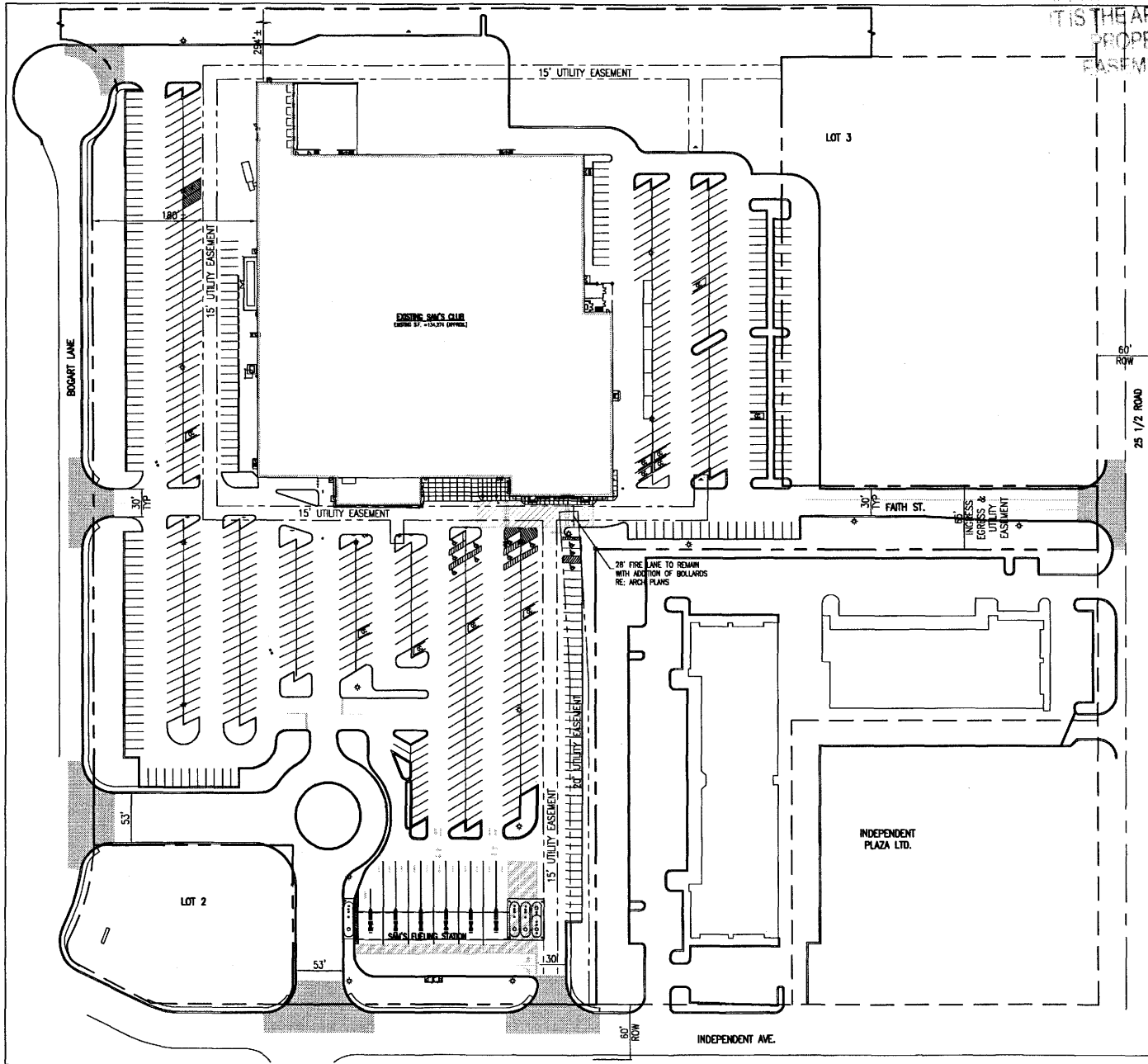
Applicant Signature Kristin Cisowski Date September 5, 2008

Planning Approval Daylen Henderson Date 9-8-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO <u>NO WTR/SWR only</u>
Utility Accounting <u>e</u>	Date <u>9/8/08</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)

9-8-08  
 ACCEPTED *Gayleen Henderson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 EASEMENTS AND PROPERTY LINES.



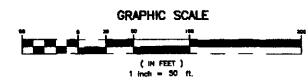
**SAM'S CLUB SITE DATA**

TOTAL SITE ACREAGE:	20.40 ACRES
EXISTING SAM'S CLUB BUILDING AREA:	138,274 SF
EXISTING PARKING COUNT (PRE-REMODEL):	679
PARKING COUNT (POST-REMODEL):	677
EXISTING PARKING RATIO (PRE-REMODEL):	4.91/1000 S.F.
PARKING RATIO (POST-REMODEL):	4.90/1000 S.F.
HANDICAP PARKING SPACES (PRE-REMODEL):	11
HANDICAP PARKING SPACES (POST-REMODEL):	14

**LEGEND**

- PROPERTY BOUNDARY LINE
- SITE ACCESS FROM BOGART LANE, 25 1/2 ROAD AND INDEPENDENT AVENUE

- NOTES**
1. THIS PLAN WAS PREPARED BASED ON THE REMODEL CONSTRUCTION PLANS BY ARNELL HOOKS DATED FEBRUARY 2007 AND THE ORIGINAL CONSTRUCTION PLANS BY CLC DATED NOVEMBER 1991. THE PARKING COUNT WAS BASED ON AN ACTUAL FIELD COUNT PERFORMED ON 4/10/2008.
  2. THIS DRAWING WAS NOT PREPARED FROM AS-BUILT INFORMATION AND IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY SIGNIFICANTLY FROM THIS DRAWING.
  3. THIS REMODEL DOES NOT EXPAND THE SQUARE FOOTAGE OF THE BUILDING. IT IS AN INTERIOR REMODEL ONLY.



**STIPULATION FOR REUSE**  
 THIS DRAWING IS THE PROPERTY OF GALLOWAY ENGINEERS ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GALLOWAY ENGINEERS ARCHITECTS.

**GRAND JUNCTION, COLORADO**  
**REMODEL CLUB # 6960**  
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 DENVER, CO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.GALLOWAY.COM

**ISSUE BLOCK**

NO.	DATE	DESCRIPTION

CHECKED BY: RCD  
 DRAWN BY: ---  
 FILE NAME: ---  
 PHOTO CYCLE: 07-25-08  
 DOCUMENT DATE: 09-03-08

**SITE PLAN**

SHEET: C1