

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

Planning \$ <u>500</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 2545 Rimrock Ave  
 Parcel No. 2945-152-37-006  
 Subdivision Rimrock Market Place  
 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 Stores Inc  
 Address 708 SW 8th St.  
 City / State / Zip Bentonville AR 72712

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Interior Remodel Only

**APPLICANT INFORMATION:**

Name Parkowitz + Ruth Architects  
 Address 3300 Market St Ste 230  
 City / State / Zip Rogers AR 72758  
 Telephone 479-271-8090

~~\* FOR CHANGE OF USE:~~  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
**PAID**  
JUL 18 2008  
**TB**  
 Estimated Remodeling Cost \$ 12,000  
 Current Fair Market Value of Structure \$ 12,300,000.00

**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-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) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
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 [Signature] Date 7/11/08  
 Planning Approval [Signature] Date 7/16/08

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>7/16/08</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)