

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

Planning \$	5.00
Bldg Permit #	
File #	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

44700-8
Public Works & Planning Department

Building Address 2545 Rimrock Ave
 Parcel No. 2945-152-37-006
 Subdivision Market Place 2, Secs 10+15 151W
-20.40 acres
 Filing _____ Block 1 Lot 3

Multifamily Only:
 No. of Existing Units 1 No. Proposed NO CHG
 Sq. Ft. of Existing 214,151 Sq. Ft. Proposed NO CHG
 Sq. Ft. of Lot / Parcel 20.40200871 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) NO CHG

OWNER INFORMATION:

Name WALMART Real Estate
Business Trust
 Address PO Box 8050 MS 0555
 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

Replacing floors, New Pharmacy area
 FOR CHANGE OF USE: Refrigeration, coolers

APPLICANT INFORMATION:

Name Heath Construction
 Address PO DRAWER H
 City / State / Zip Fort Collins, CO 80522
 Telephone 970-221-4195

*Existing Use: Retail
 *Proposed Use: new floor, pharmacy, refrigeration coolers
 Estimated Remodeling Cost \$ 650,000
 Current Fair Market Value of Structure \$ 12,774,190

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 C1 Maximum coverage of lot by structures N/A
 SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side 0 from PL Rear 10 from PL Parking Requirement NO CHG
 Maximum Height of Structure(s) 40 Floodplain Certificate Required: YES _____ NO X
 Voting District A Ingress / Egress Location Approval _____ Special Conditions: _____
 (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 6-22-2009

Planning Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O NO <u>NO WTR/SWR CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/22/09</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)

Wendy Spurr - RE: Wal-Mart - Rimrock Avenue

From: Scott Williams
To: Bob Lee; Bret Guillory; Darleen McKissen; mike.mossburg@co.mesa.co.us; Wendy Spurr
Date: 6/10/2009 9:56 AM
Subject: RE: Wal-Mart - Rimrock Avenue

6/10/09

Based on information submitted to this office, Wal-Mart, located at 2545 Rimrock Avenue, will have no pretreatment requirements for their planned interior remodeling activities. The facility has an existing grease interceptor.

Should you have comments or questions, please contact Industrial Pretreatment at (970) 256-4180.