

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

Planning \$ <u>N/C</u>
Bldg Permit #
File # <u>SAR-2007-196</u>

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

Building Address 803 Noland Ave  
 Parcel No. 2945-231-35-001  
 Subdivision TJ Sub  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed 0  
 Sq. Ft. of Existing 3200 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel .175  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name 4NR LLC  
 Address PO Box 1921  
 City / State / Zip GJ 81502-1921

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Charlene Smith Gallagher's Flooring  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

\* FOR CHANGE OF USE:

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: wholesale / warehouse flooring sales  
 Estimated Remodeling Cost \$ \_\_\_\_\_  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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>F-1</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____		
Side <u>5/5</u> from PL      Rear <u>10/10</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	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 10/8/09  
 Planning Approval [Signature] Date 10/8/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

**Gallagher's Flooring, LLC  
803 Noland Avenue  
Grand Junction, CO 81501  
970-260-6149**

October 8,2009

City of Grand Junction:

This letter is to inform you that Gallagher's Flooring is a wholesaling and warehousing business. This is in compliance with zoning I-1 for the above listed address.

Respectfully,

A handwritten signature in black ink, appearing to read 'CSmith', written over a horizontal line.

Charlene Smith, owner