

TCP \$	300
Drainage \$	
SIF \$	
Inspection \$	

Planning \$
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 767 Valley Court
 Parcel No. 2697-361-03-001
 Subdivision Valley West
 Filing 3 Block _____ Lot 7

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 217756 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 25,924

11009-1

OWNER INFORMATION:

Name Speedy Trucking
 Address 1860 Blake St # 400
 City / State / Zip Denver CO 80202

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: creating a training center - no planing

APPLICANT INFORMATION:

Name Smith G
 Address 1064 B 23RD
 City / State / Zip GS CO
 Telephone 216-8909

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: no chg
 Estimated Remodeling Cost \$ 3500 - 5500
 Current Fair Market Value of Structure \$ 756,160

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>I-1</u>	Ingress / Egress Location Approval _____ (Engineer's Initials)	Maximum coverage of lot by structures <u>N/A</u>	Special Conditions: _____
SETBACKS: Front <u>15</u> from property line (PL)		Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>	
Side <u>5</u> from PL Rear <u>10</u> from PL		Parking Requirement <u>No chg</u>	
Maximum Height of Structure(s) <u>40</u>		Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>	
Voting District _____			

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 3-3-09
 Planning Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-3-09</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)

RECEIVED
CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
STANDARD PLAN NO. 2006-0711
1/11/07

Storage

5'-10"
approx.

3-0x6-8

Moderate Hazard Storage

S-1

1100 S.F./300=4

Existing Mezzanine,
Office Occupancy
Under

28'-9"
approx.

replace existing guard rail
with min. 42" a.f.f. guard rail
as per 2006 IBC Code, see
detail

3-1/2", typ.

5'-0"

and replace
stairway to
with 2006 IBC
see detail

1'-0"

18 runs @ 11"
equal 16'-6"

down 19 risers @ 6.8158"
for total rise of 129-1/2"

4'-6"
hold

3-0x7-0

Office Accessory (Training)

812 S.F./ 20=41

replace existing
window with exit
door as shown,
typ.

3-0x7-0

**Training
Room**

28'-8"
approx.

Balcony

provide
balcony
detail

5'-0"

4'-0"

4'-0"

28'-0 1/2" approx.

add training room partition walls
as shown to convert existing
moderate hazard storage
mezzanine to office accessory
training area, typ.

replace existing guard rail
with min. 42" a.f.f. guard rail
as per 2006 IBC Code, see
detail

existing