

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

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Planning \$	0
Bldg Permit #	10-01098
File #	COU-2010-033
Conf #	064138

Building Address 515 S 7th  
 Parcel No. \_\_\_\_\_  
 Subdivision \_\_\_\_\_  
 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 John D Spendrup LLC  
 Address 711 S. 6th  
 City / State / Zip Grand Junction CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Sam Oredover  
 Address 411 W. Main  
 City / State / Zip G.J. Co 81501  
 Telephone 970-314-5302

\* FOR CHANGE OF USE:  
 \*Existing Use: Lumber Sales  
 \*Proposed Use: Flea Market  
 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>C-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side _____ from PL Rear <u>EXISTING BUILDING</u> from PL	Parking Requirement <u>1.5 SPACES / BOOTH (EXISTING)</u>
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Ingress / Egress Location Approval _____
	Special Conditions: <u>FIRE SPRINKLER / ALARM APPROVAL BY G.J FIRE IS REQUIRED</u>
	(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 3-18-2010  
 Planning Approval [Signature] Date 5/7/2010

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>5/7/10</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)