

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>69471</u>
FILE # <u>—</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

1039 Pitkin Ave  
 BUILDING ADDRESS Grand Jct. CO 81501 TAX SCHEDULE NO. 2945-144-38-002  
 SUBDIVISION City of GJ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 153 LOT 9-10 SQ. FT OF EXISTING BLDG(S) \_\_\_\_\_  
 OWNER Robert Distel NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 ADDRESS 109 E Lexington Way CONSTRUCTION \_\_\_\_\_  
Fruita, CO 81521 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 TELEPHONE (970) 858-1428 USE OF ALL EXISTING BLDGS \_\_\_\_\_  
 APPLICANT High Country Gas & Supply DESCRIPTION OF WORK & INTENDED USE: 3000  
 ADDRESS 1039 Pitkin Ave gallon liquid oxygen  
Grand Jct. CO 81501 Storage tank  
 TELEPHONE (970) 245-2113

✓ **Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.**  
*Call when ready*

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL  
 PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: see Exhibit B  
 MAXIMUM HEIGHT \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT 8 TRAFFIC ZONE 44 ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Robert Distel Date 3-1-99  
 Department Approval [Signature] Date 3-4-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>K Duncan</u>		Date <u>3/5/99</u>

**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)**

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

South 11th Street

Pitkin Ave

1039  
Pitkin  
Ave  
existing  
bldg.

Proposed  
Tank  
Site

4/11/99 3/5/99



PROPERTY LINES  
PROPERTY LINES  
PROPERTY LINES

Alley

Exhibit A

South 10th Street

