

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

BLDG PERMIT NO.
FILE #

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PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2850 North Avenue
Grand Junction, CO
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2943-074-00-076
 SQ. FT. OF EXISTING BLDG(S) 1,176ft² 3,450ft²
with canopy
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 120 ft²

OWNER Bank of Colorado
 ADDRESS P.O. Box 968
 CITY/STATE/ZIP Grand Junction, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE C AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3
 CONSTRUCTION

APPLICANT Paragon Consulting Group, Inc.
 ADDRESS 1103 Oak Park Drive, Suite 110
 CITY/STATE/ZIP Fort Collins, CO 80525
 TELEPHONE (970) 377-1600
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

USE OF ALL EXISTING BLDG(S) old gas station
 DESCRIPTION OF WORK & INTENDED USE: Placement of a
temporary, prefabricated building 10' by 12'
to house equipment for cleanup of gasoline
contamination.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>Required</u> from center of ROW, whichever is greater SIDE: <u>5/0</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: _____ _____ _____
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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.

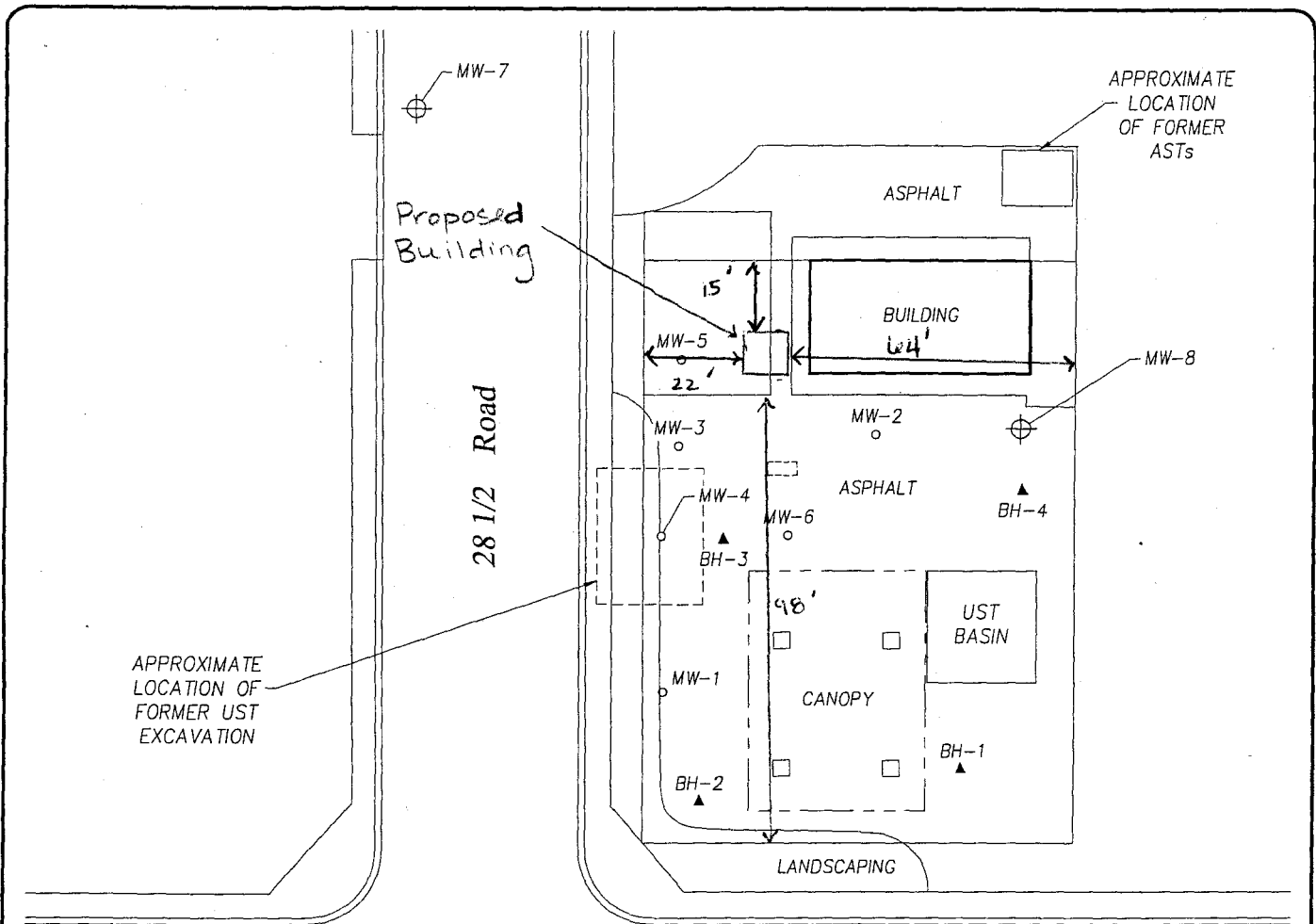
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 2/9/05
 Department Approval [Signature] Date 2/19/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Shed</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/22/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



U/Slu Major 2/22/05
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 North Avenue



0 20 40
 APPROXIMATE SCALE
 1" = 40'

Legend

- APPROXIMATE LOCATION OF MONITORING WELL INSTALLED BY OTHERS
- ▲ APPROXIMATE LOCATION OF SOIL BORING PERFORMED BY OTHERS
- ⊕ APPROXIMATE LOCATION OF MONITORING WELL

Figure 1 Site Location Diagram
 Bank of Colorado (Former Shell Station)
 2850 North Avenue, Grand Junction, Colorado
 Project No. 2002025 February 2003 Drawn by PIH(25sld)



SCALE 1 : 417

