

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF \$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 2050 North Ave

Parcel No. 2945-124-27-001

Subdivision Feather Subdivision

Filing _____ Block _____ Lot 1

OWNER INFORMATION:

Name Feather Petroleum

Address 2492 Industrial Blvd

City / State / Zip Grand Junction, CO 81505

APPLICANT INFORMATION:

Name ACTUS Environmental

Address 1600 Ute Ave Suite 132

City / State / Zip Grand Junction, CO 81501

Telephone 970-255-8163

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) _____

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
 Change of Use (*Specify uses below)
 Other: Shed 12 x 8' = 96 sqft.

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ _____

Current Fair Market Value of Structure \$ 260,000

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

SETBACKS: Front 15'/25' from property line (PL)

Side 0'/0' from PL Rear 10'/10' from PL

Maximum Height of Structure(s) _____

Voting District _____
 Ingress / Egress Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____

Landscaping/Screening Required: YES _____ NO _____

Parking Requirement _____

Special Conditions: Shed to remain only as

long as clean-up procedure is completed
 Stt.

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Benjamin E. Williams Date 11/16/06

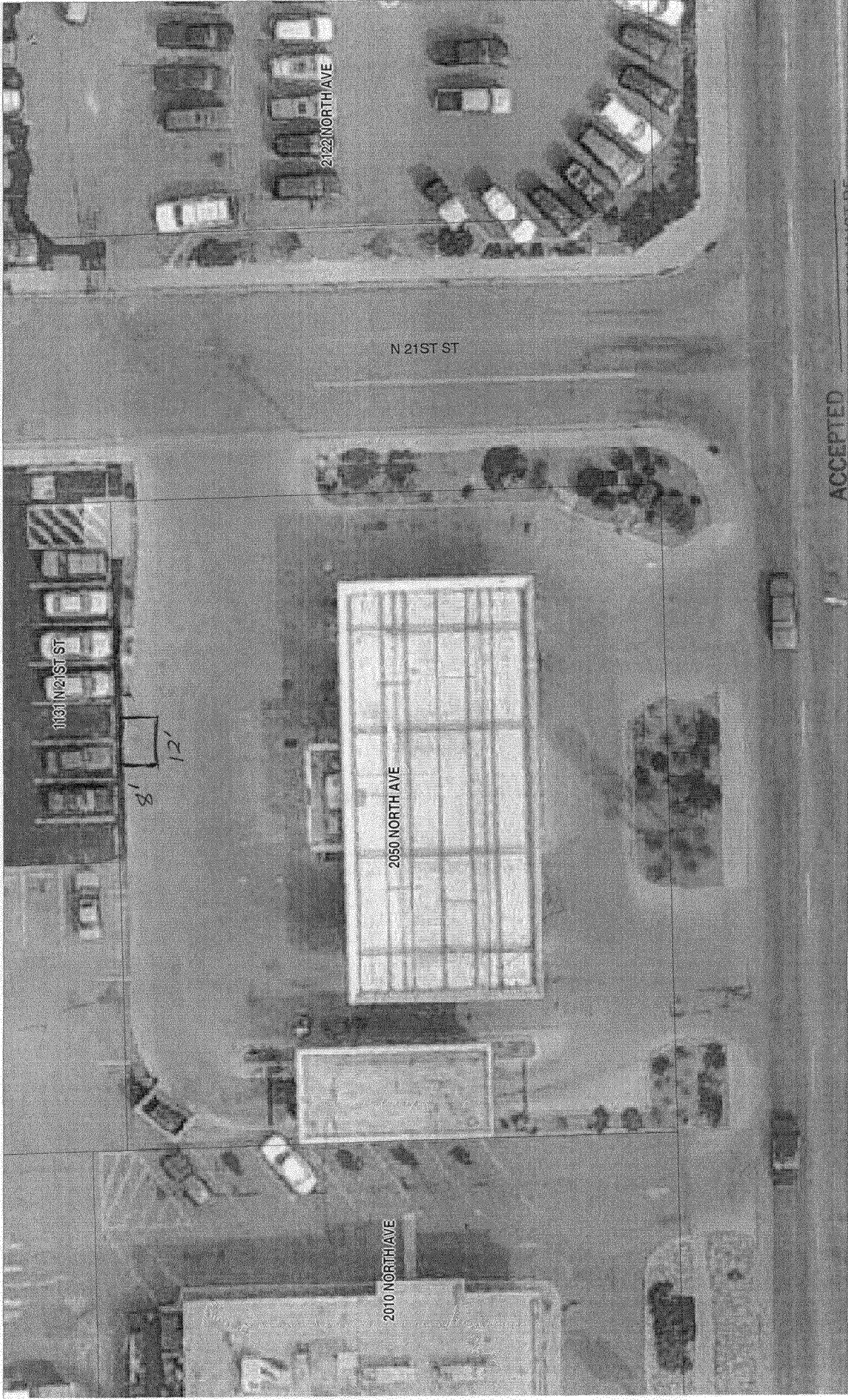
Department Approval Daylen Henderson Date 11-16-06

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

Utility Accounting Kate Campbell Date 11/16/06

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



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.

Stephen Henderson
11-16-04

