

Planning \$	10 00
TCP \$	
Drainage \$	
SIF\$	

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

16410-4284

Building Address 2850 North Avenue  
Grand Junction, CO  
Parcel No. 2948-074-00-0762  
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 Lincoln Leigh Limited  
Address 2850 North Avenue  
City / State / Zip Grand Junction, CO  
81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Placement of a temporary, prefabricated building 10' x 12' to house equipment for  
\* FOR CHANGE OF USE: cleanup of gasoline contamination.

**APPLICANT INFORMATION:**

Name Paragon Consulting Group, Inc.  
Address 1103 Oak Park Drive, Suite 110  
City / State / Zip Fort Collins, CO 80525  
Telephone (970) 377-1600

\*Existing Use: Gas Station  
\*Proposed Use: \_\_\_\_\_  
Estimated Remodeling Cost \$ \_\_\_\_\_  
Current Fair Market Value of Structure \$ 2,700  
133,640.00

**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 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side 5' from PL Rear 10' from PL Parking Requirement N/A  
Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: Needs to be removed  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval As soon as job is completed.  
(Engineer's Initials)

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 [Signature] Date 7/17/06  
Department Approval [Signature] Date 7/24/06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. Temporary  
Utility Accounting Cotton Power Date 7/24/06

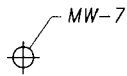
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*Temporary structure to be removed as soon as job is completed*

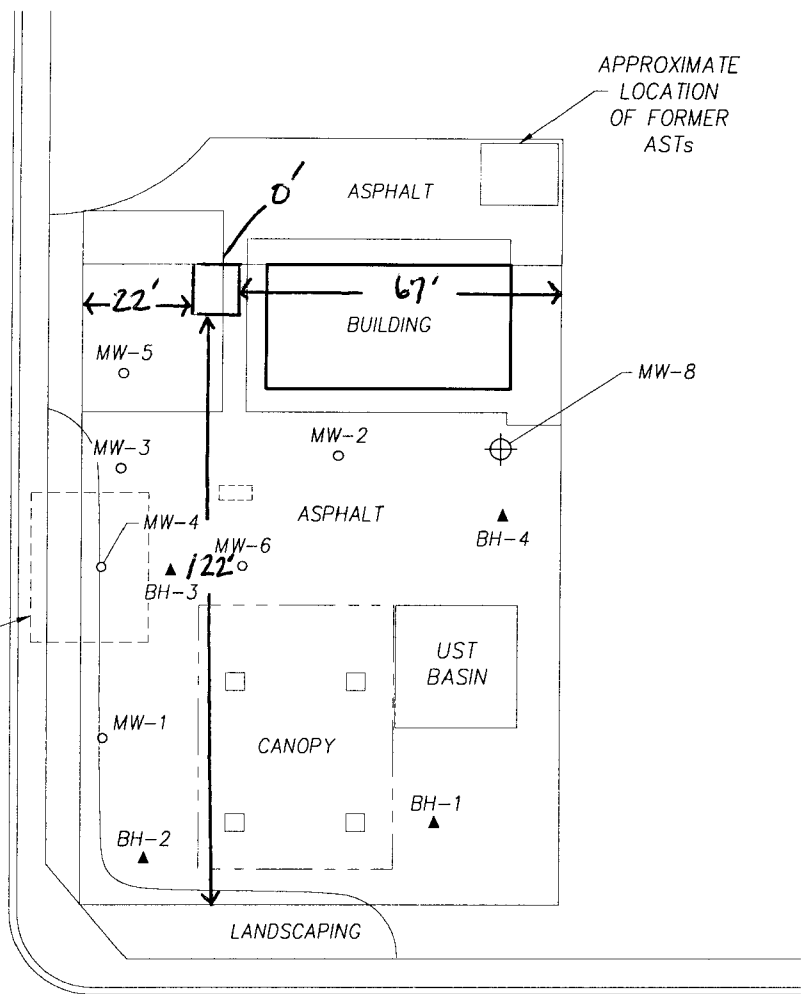
*Accepted by the Commission 9/24/02*

ACCEPTED BY THE COMMISSION 9/24/02  
 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.

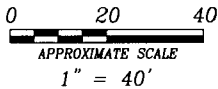
APPROXIMATE LOCATION OF FORMER UST EXCAVATION



28 1/2 Road



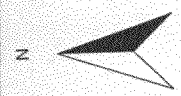
North Avenue



**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 PJH(25sld)



SCALE 1 : 417

