

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 #

1227-776

Building Address 313 N 1st St.  
Parcel No. 2945-154-04-010  
Subdivision Mobley Subdivision  
Filing \_\_\_\_\_ Block 3 Lot 1

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 Feather Petroleum  
Address 2492 Industrial Blvd  
City / State / Zip Grand Junction, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: shed 4'x6' shed  
\* FOR CHANGE OF USE: Storage  
\*Existing Use: Empty Lot  
\*Proposed Use: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name ALTUS Environmental  
Address 1600 Ute Ave, Suite 132  
City / State / Zip Grand Junction, CO 81501  
Telephone 970-255-8163

Estimated Remodeling Cost \$ 900.00  
Current Fair Market Value of Structure \$ 52,500.00

**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 <u>B-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Shed to remain only as long as clean-up procedure is completed.</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

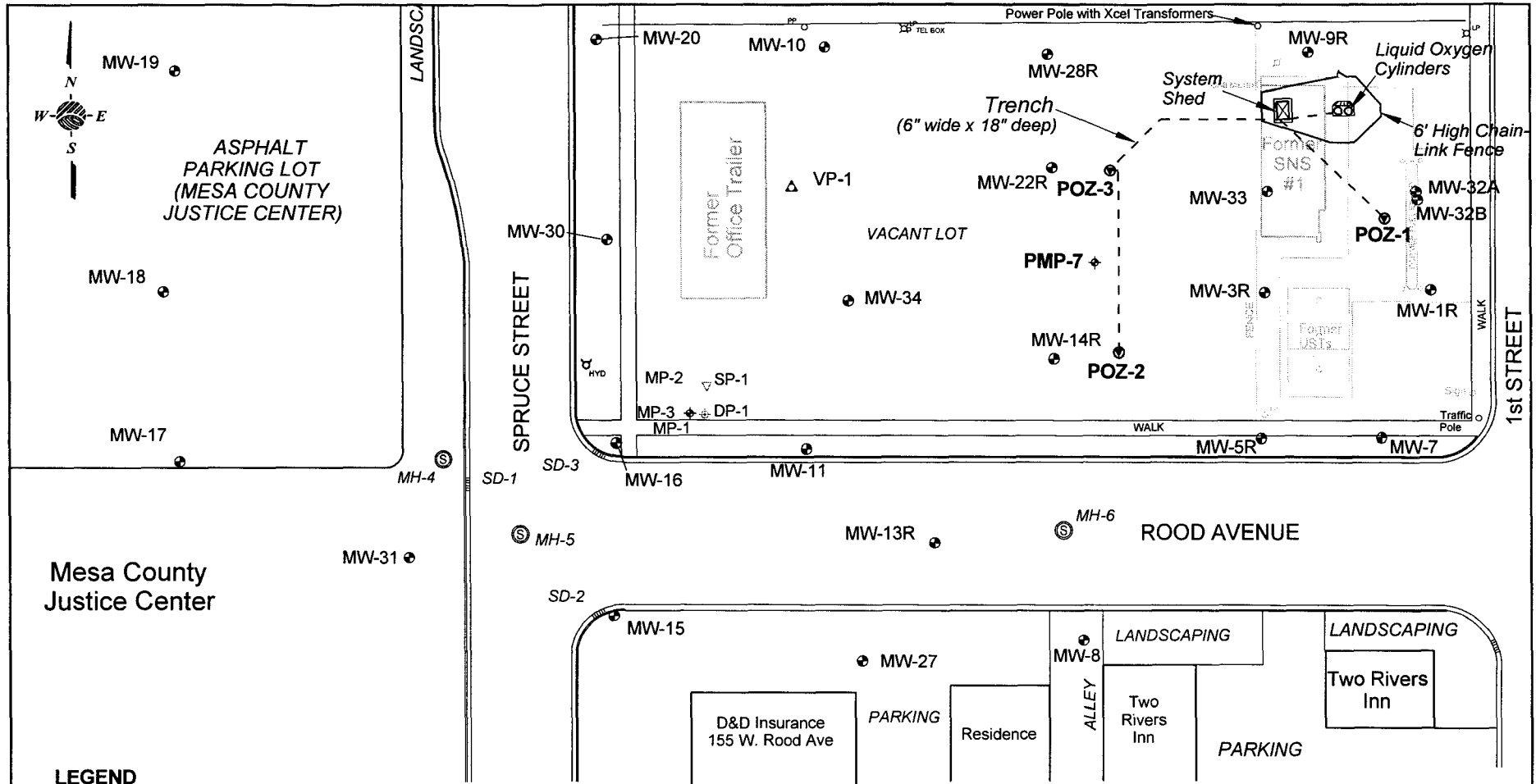
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Benjamin Shullbawa Date 1/3/07  
Department Approval Dayleen Henderson Date 1-3-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>NOWTR/SUR -</u>
Utility Accounting <u>0</u>	Date <u>1/3/07</u>		

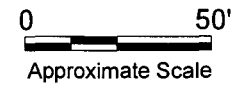
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Mesa County Justice Center

**LEGEND**

- POI-3 ● Proposed Ozone Injection Well
- PMP-7 † Proposed New Monitoring Point
- MW-16 ● Monitoring Well Location
- VP-1 △ Vapor Monitoring Point
- DP-1 † Dual-Phase Extraction Well Location
- SP-1 ▽ Sparge Well Location
- MP-2 † Monitoring Point Location



**FIGURE 1 - Trench & Ozone System Layout**

**Stop 'N Save #1**  
213 N. 1st St., Grand Junction, CO

**ALTUS Job No. 4170**

DATE - 12/13/06 (JP)  
FILE - 4170\_O3 trench.dc

*4' x 6' shed \$900*