

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 #

13904-8703 -

Building Address 723 Horizon Drive
Parcel No. 2701-364-00-117
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 Feather Petroleum
Address 2492 Industrial Blvd
City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

<input type="checkbox"/> Remodel	<input type="checkbox"/> Addition
<input type="checkbox"/> Change of Use (*Specify uses below)	
<input checked="" type="checkbox"/> Other: <u>shed</u>	<u>6'x8'</u>

* FOR CHANGE OF USE: Storage
*Existing Use: _____
*Proposed Use: _____

APPLICANT INFORMATION:

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

Estimated Remodeling Cost \$ 1,778.00
Current Fair Market Value of Structure \$ 231,490.00

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>C-1</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) <u>JH</u>

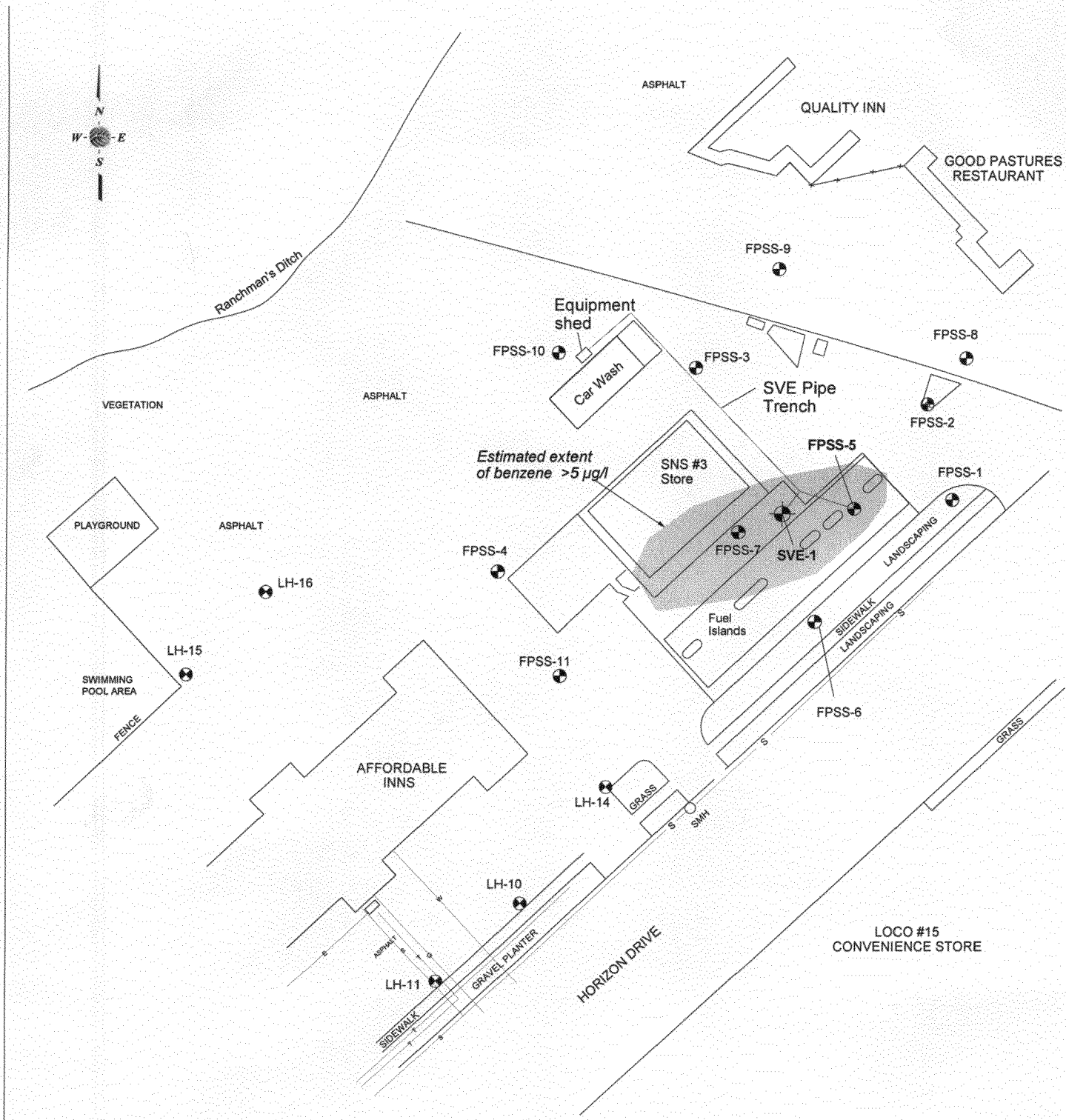
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 1/3/07
Department Approval Bayle 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>NO SWR / WTR Charge</u>
Utility Accounting _____	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)



LEGEND

- SVE-1 Proposed SVE well
- FPSS-1 Monitoring Well Location
- LH-14 LOCO Foodstore #15 Monitoring Well

FIGURE 1 - Proposed SVE System Layout	
Stop 'N Save #3 723 Horizon Drive, Grand Junction, CO	
ALTUS Job No. 4429	
DATE - 9/15/06 (sa) FILE - 4429 SVE layout.dc	

6x8' shed
\$1,778