

TCR \$
Drainage \$
SIF\$
Inspection \$

Planning \$
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 2949 North Ave <sup>70965</sup>  
 Parcel No. 2943-171-00-266  
 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 U-Haul  
 Address 2949 North Ave  
 City / State / Zip Grand Junction, Colo 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Concrete

**APPLICANT INFORMATION:**

Name Fernell GAs  
 Address 2949 North Ave  
 City / State / Zip Grand Junction  
 Telephone 970-243-2720 / 260-8313

\* FOR CHANGE OF USE:  
9,116 gal Propane  
 \*Existing Use: 500 Above Ground Horizontal  
 \*Proposed Use: 1150 Vertical gal tank  
 Estimated Remodeling Cost \$ \_\_\_\_\_  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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 PLANNING STAFF**

ZONE <u>C-1</u> SETBACKS: Front <u>15/20</u> from property line (PL) Side <u>0/0</u> from PL Rear <u>10/10</u> from PL Maximum Height of Structure(s) _____ Voting District _____	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: _____ Ingress / Egress Location Approval _____ (Engineer's Initials)
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 9-29-09

Planning Approval [Signature] Date 9/29/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9-29-09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

