

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ <u>10<sup>12</sup></u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 459 Pitkin Ave  
 Parcel No. 2945-143-39-009  
 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 Rocky Mountain C Stores  
 Address 706 S 9th  
 City / State / Zip Grand Junction, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Shed for Remediation equipment (8x8')

**APPLICANT INFORMATION:**

Name Storage Tank Technology, Inc.  
 Address 1048 Independent Ave, #A-106  
 City / State / Zip Grand Junction, CO 81505  
 Telephone 970-243-1642

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 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>	Maximum coverage of lot by structures <u>100%</u>
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (Engineer's Initials)	

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 D. B. [Signature] Date 1/14/09  
 Planning Approval Wendy Spurr Date 1/14/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bensley</u>	Date <u>1/14/09</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)

Pitkin Avenue

ACCEPTED *Wendy Spurr*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Cement

Sidewalk

Parking

Land-Scape

Drive Way

Landscape

Sidewalk

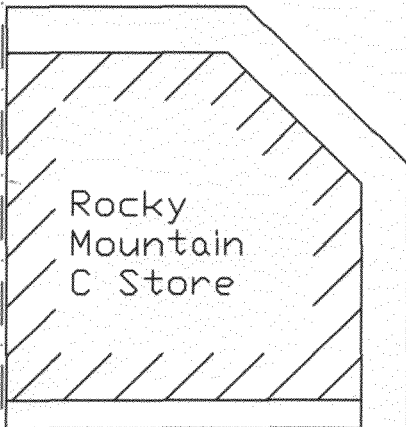
Canopy

Parking

Parking

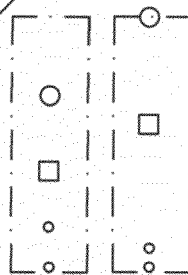
445 Pitkin Avenue

Karnes Carpet World



Rocky Mountain C Store

Drive Way



Land-Scape

Landscape

459 Pitkin Ave.

Parking

Pole

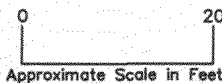
Remediation Shed (8'x10') 8'

S 5th Street

457 S. 5th St.  
GJ Sales Office

Land-Scape

Figure 1  
Proposed Shed Location  
Rocky Mountain Convenience; Event ID 9612  
459 Pitkin Avenue  
Grand Junction, CO  
January 13, 2009



Storage Tank Technolgy, Inc.  
1048 Independent Ave. A-106  
Grand Junction, CO. 81505  
(970)243-1842  
(970)243-1859 Fax