

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

Planning \$ <u>1000</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

530-0

Building Address 859 Pitkin Ave  
 Parcel No. 2945-144-40-005  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units 2 No. Proposed 1  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed 64 sq ft  
 Sq. Ft. of Lot / Parcel .143 Ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) N/A

**OWNER INFORMATION:**

Name CTF Food Stores  
 Address 1649 Main Street  
 City / State / Zip Grand Junction, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: 8'x8' steel for remediation equip.

**APPLICANT INFORMATION:**

Name Storage Tank Technology, Inc.  
 Address 1046 Independent Ave, A-106  
 City / State / Zip Grand Junction, CO 81505  
 Telephone 243-1642

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: RB  
 Estimated Remodeling Cost \$ 1,500<sup>00</sup>  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

PAID  
 JUL 27 2009  
 RB

**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 C-1 Maximum coverage of lot by structures 100%  
 SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 20/20 from PL Rear 20/10 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 40' Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Voting District \_\_\_\_\_ Ingress / Egress \_\_\_\_\_  
 Location Approval \_\_\_\_\_  
 (Engineer's Initials) \_\_\_\_\_

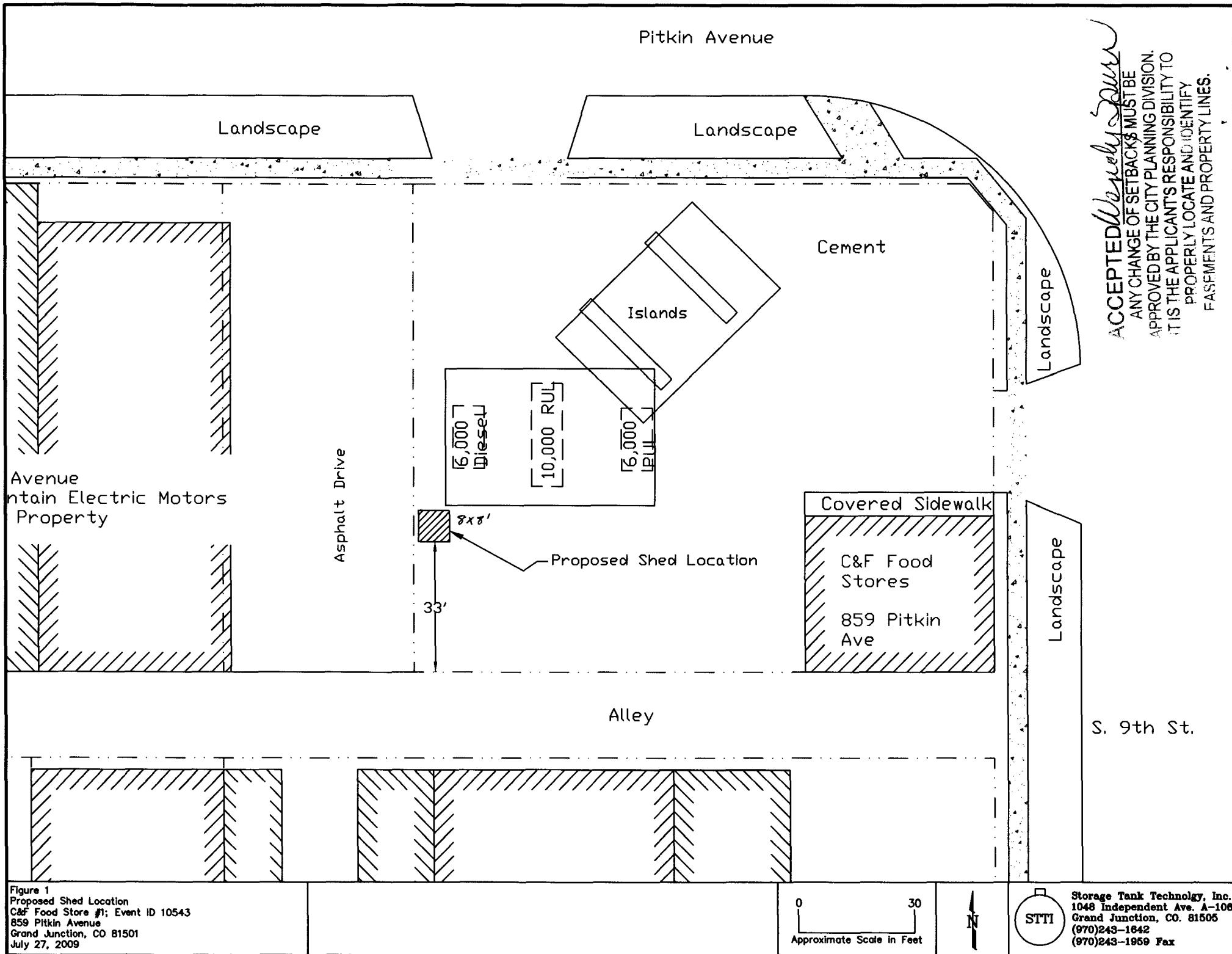
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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. Burt Hill Date 7/27/09  
 Planning Approval Wendy Spurr Date 7/27/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no sewer/water</u>
Utility Accounting	<u>None</u>		Date <u>7/27/09</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)



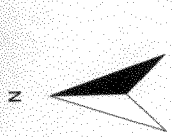
ACCEPTED *Wendy Durr*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Figure 1  
 Proposed Shed Location  
 C&F Food Store #1; Event ID 10543  
 859 Pitkin Avenue  
 Grand Junction, CO 81501  
 July 27, 2009



Storage Tank Technology, Inc.  
 1048 Independent Ave. A-108  
 Grand Junction, CO. 81505  
 (970)243-1642  
 (970)243-1959 Fax

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 522

