

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 435 S. 11th St.
 Parcel No. 2945-144-38-005
 Subdivision _____
 Filing _____ Block 153 Lot 17-32

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 67735.8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2600

OWNER INFORMATION:

Name MICHAEL W. WILLIAMS JR
 Address 2862 C RD
 City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: PX12 = 120 ft²

APPLICANT INFORMATION:

Name CCRS Inc.
 Address 1301 ACADEMY CT.
 City / State / Zip FORT COLLINS, CO 80522
 Telephone 970-498-7732

* FOR CHANGE OF USE:
 *Existing Use: Small shed no bathroom
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 1,500.00
 Current Fair Market Value of Structure \$ 360,680.00

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 PLANNING STAFF

ZONE C-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO
 Side 0' from PL Rear 10' from PL Parking Requirement _____
 Maximum Height of Structure(s) 40' Floodplain Certificate Required: YES _____ NO
 Voting District _____ Ingress / Egress Location Approval _____ Special Conditions: _____
 (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 _____ Date 4-19-10







Planning Approval Gayleen Henderson Date 4-19-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/19/10</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)

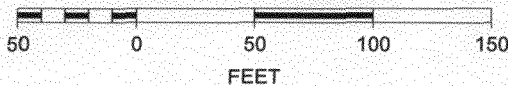
City of Grand Junction GIS City Map ©

435 S. 11TH ST.

-  Redline
- Parcels
 -  Parcel # Label
 -  Address Label
- Air Photos
 -  2008 Photos
 -  Highways
 -  Street Labels



SCALE 1 : 969



APPROXIMATE
SHED LOCATION
(10 FT x 12 FT)

4-19-10
ACCEPTED *Daylen Henderson*
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.

STORAGE/RETAIL
1005 PITKIN AVENUE

WELDING GAS SUPPLIER
1039 PITKIN AVENUE

WELDING GAS SUPPLIER
1045 PITKIN AVENUE

AUTO REPAIR
1063 PITKIN AVENUE

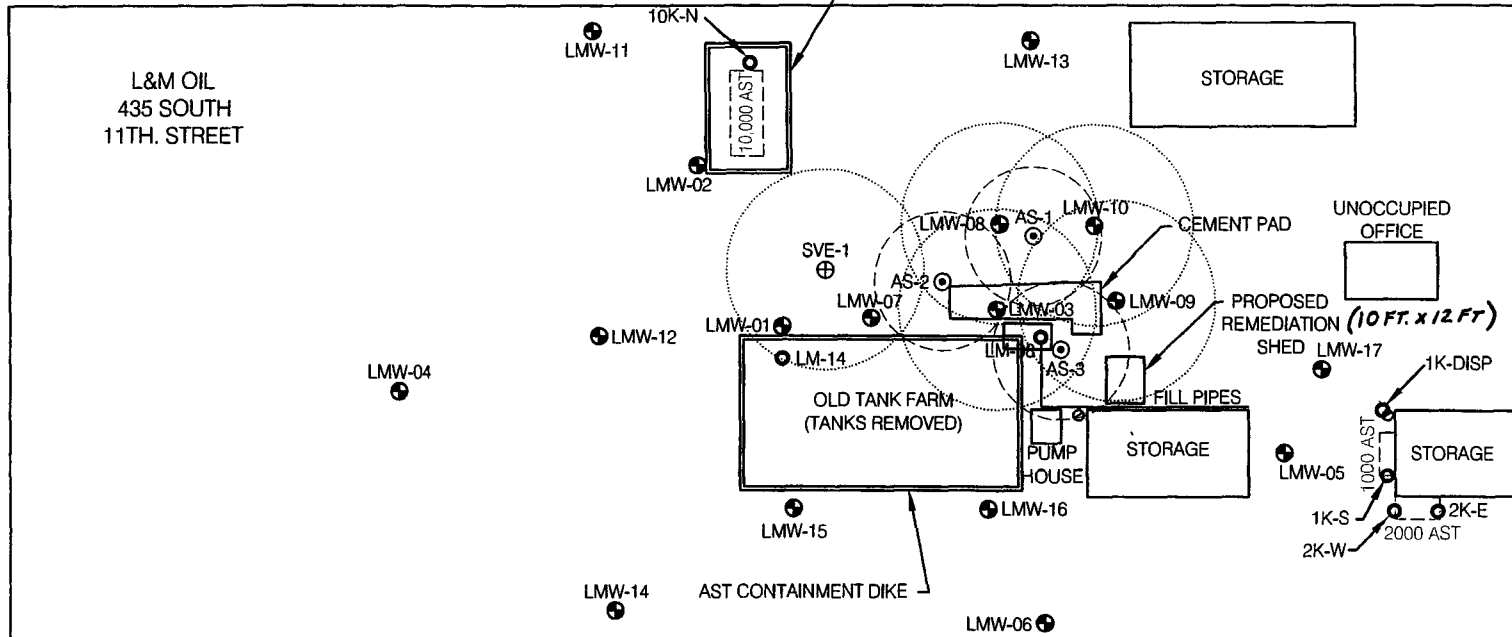
SOUTH 10TH STREET

L&M OIL
435 SOUTH
11TH STREET

SOUTH 11TH STREET

AST CONTAINMENT DIKE

ALLEY



4-19-10
ACCEPTED *Bayle Henderson*

ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO

DEPARTMENT OF ENERGY
STORAGE YARD
500 SOUTH 10TH STREET

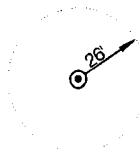
LEGEND

- LMW-1 MONITORING WELL
- ⊙ AS-1 AIR SPARGE WELL
- LM-14 SOIL BORING LOCATION
- ⊕ SVE-1 SOIL VAPOR EXTRACTION WELL

NOTE: ALL ASTs HAVE BEEN REMOVED FROM THE SITE.



AIR SPARGE WELL
EFFECTIVE RADIUS
OF INFLUENCE (18 FEET)



SOIL VAPOR EXTRACTION
WELL EFFECTIVE RADIUS
OF INFLUENCE (26 FEET)

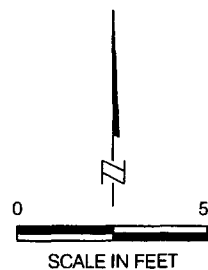


FIGURE 7
PROPOSED REMEDIATION SYSTEM LAYOUT

L&M OIL
435 S. 11TH STREET
GRAND JUNCTION, COLORADO

PROJECT:
1-996-11933aa
DATE:
01/18/10

DRAFT:
CLB
REVIEW:

