

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

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 1941 E. MAIN ST
 Parcel No. 2945 - 134 - 03 - 008
 Subdivision PETERSON - IRWIN
 Filing _____ Block _____ Lot 8

Multifamily Only:
 No. of Existing Units 0 No. Proposed 0
 Sq. Ft. of Existing 810 Sq. Ft. Proposed 420
 Sq. Ft. of Lot / Parcel 35,501
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1,230

OWNER INFORMATION:

Name AMERIGAS PROPANE, LP
 Address P.O. BOX 802
 City / State / Zip VALLEY FORGE, PA 19482

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: 14 x 30 PROPANE DISPENSING AREA

APPLICANT INFORMATION:

Name MOR STORAGE
 Address 3010 I-70B
 City / State / Zip G.J., CO 81504
 Telephone 254 - 0460

* FOR CHANGE OF USE: PA
 *Existing Use: MAY 20 2010
 *Proposed Use: NA
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ 11,000

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-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	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.

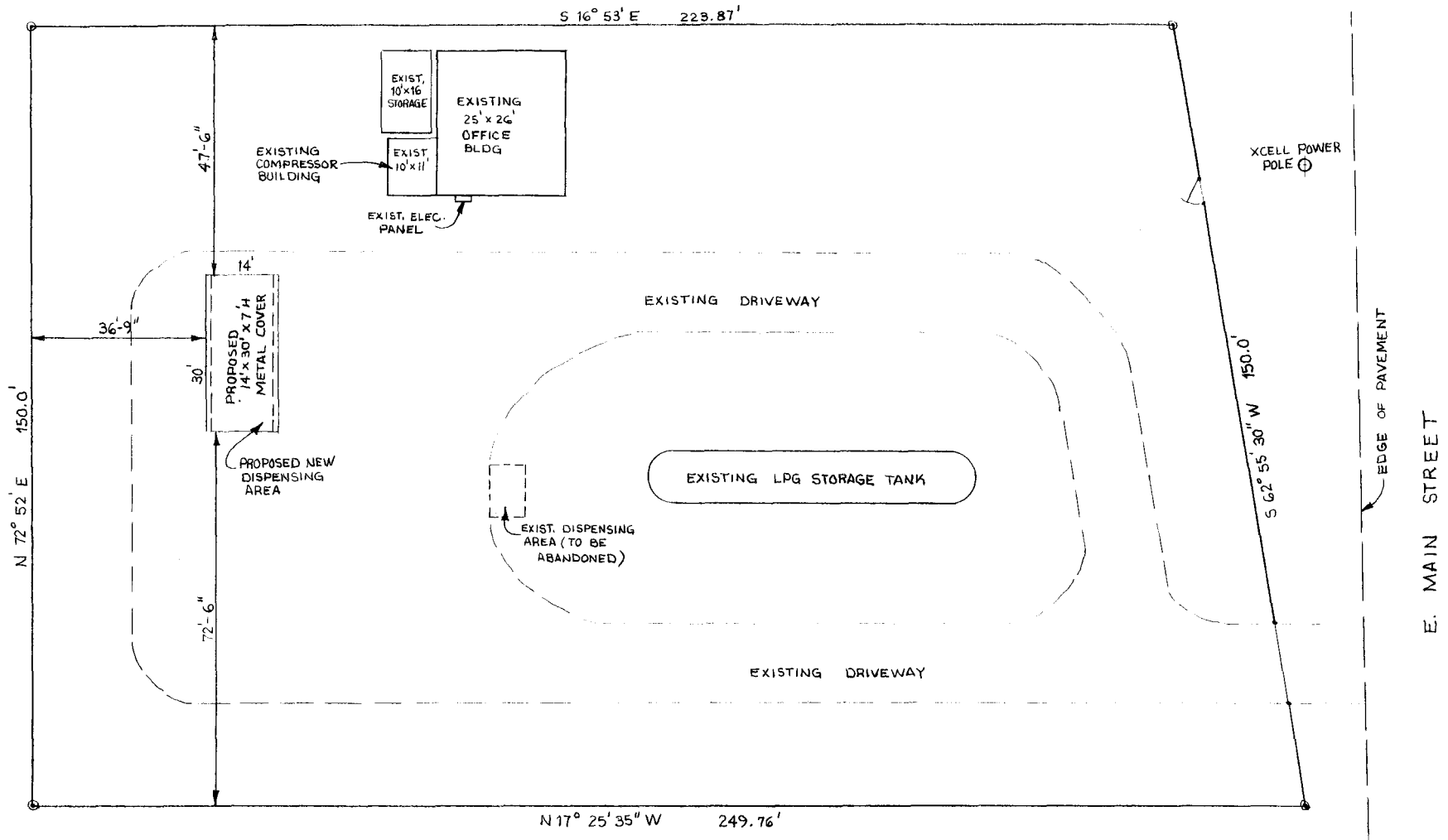
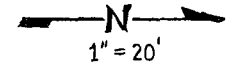
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-18-10

Planning Approval [Signature] Date 5/20/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer trucks</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/20/10</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)



ENGINEER:

Dale Thome, PE
 Souder Miller
 529 25 1/2 Rd
 Grand Junction, CO
 970-243-6067

ARCHITECT:

Eric Tschertler, LEED AP
 Chamberlin Architects
 437 Main St
 Grand Junction, CO
 970-242-6804

ELECTRICAL:

Aaron Schurman
 Amp - Pro Electric
 P.O. Box 4984
 Grand Junction, CO
 970-270-3058

GENERAL CONTRACTOR:

Chad Schnieter
 Mor Storage Inc.
 3010 I-70 B
 Grand Junction, CO
 970-254-0460

OWNER:

Jamie Cabral
 Amerigas - Grand Junction
 690 Railroad Blvd
 Grand Junction, CO
 303-548-9822

ACCEPTED *Pat Decker 5/29/10*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 MAINTAIN THE PROPERTY AND IDENTIFY
 ALL UTILITIES AND STRUCTURES.

PLOT PLAN
 1941 E. MAIN ST.

A1