

PCN-2011-545

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

Planning \$	10 <sup>00</sup>
Bldg Permit #	
File #	

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

Building Address 475 Melody  
 Parcel No. 2943-181-00-100  
 Subdivision MEETS & BOUNDS NO SUB  
 Filing NA Block NA Lot NA

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 Marsh Trucking  
 Address 475 Melody  
 City / State / Zip Grand Jct. CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: ADD office trailer

### APPLICANT INFORMATION:

Name Marsh Trucking  
 Address 475 Melody  
 City / State / Zip Grand Jct. CO 81501  
 Telephone 970 609 1941

\* 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 I-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 7/25 from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5/5 from PL Rear 10/10 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 50 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 Bill Marsh Date \_\_\_\_\_

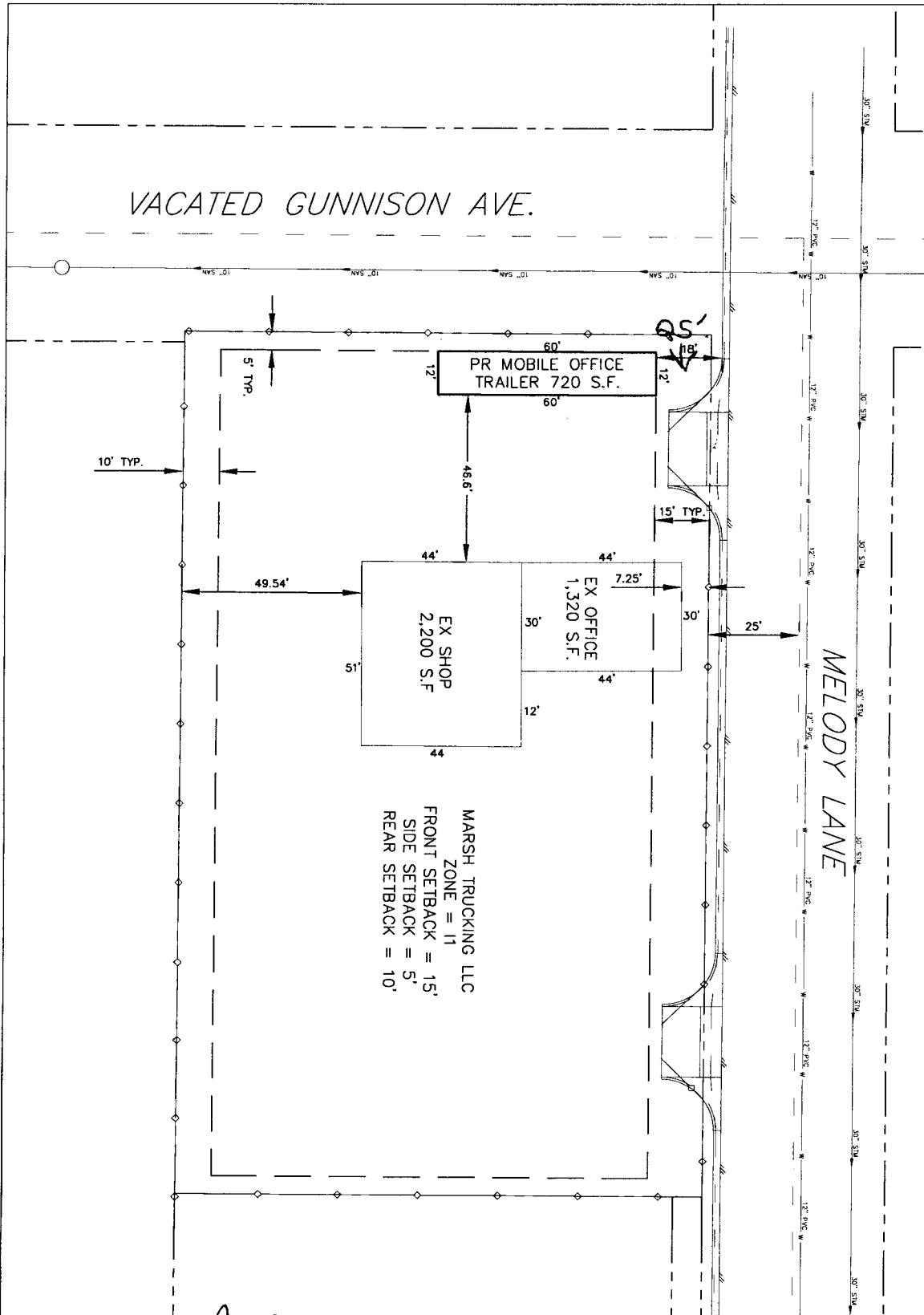
Planning Approval Pat Dunlap Date 12/7/10

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO (NO) W/O No no water no sewer

Utility Accounting [Signature] Date 12-7-10

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)

VACATED GUNNISON AVE.

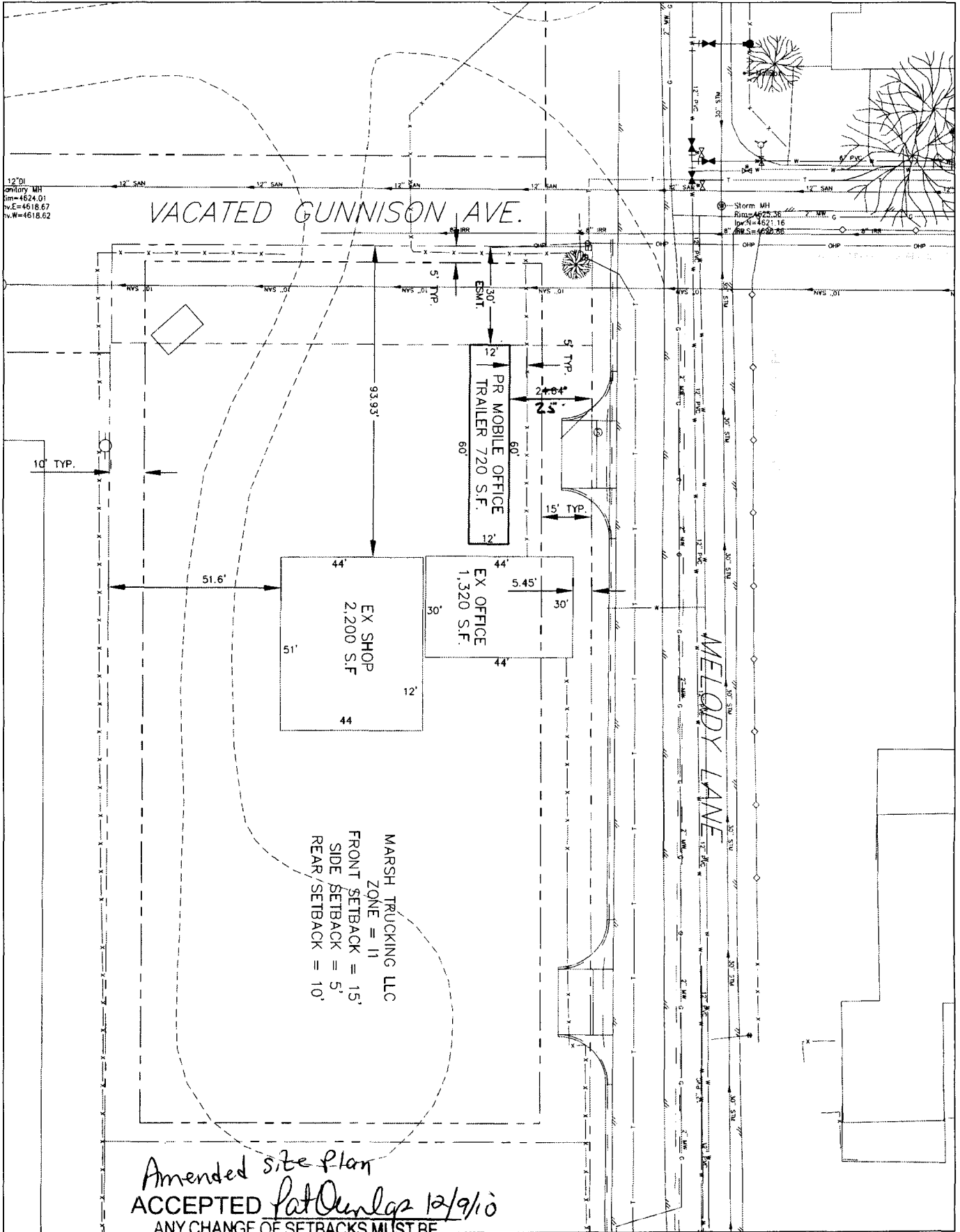


**ACCEPTED** *Pat D'Amico 10/11/10*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 EASEMENTS, OR OTHER PROPERTY LINES.

PLOT PLAN

MARSH TRUCKING

1" = 40'



12" DI  
 Utility MH  
 Rim=4624.01  
 In.E=4618.67  
 In.W=4618.62

Storm MH  
 Rim=4625.36  
 In.N=4621.16  
 In.S=4620.80

MARSH TRUCKING LLC  
 ZONE = I1  
 FRONT SETBACK = 15'  
 SIDE SETBACK = 5'  
 REAR/SETBACK = 10'

*Amended site plan*  
**ACCEPTED** *Pat Ouellet 12/9/10*  
 ANY CHANGE OF SETBACKS MUST BE

APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 BASEMENTS AND UTILITIES.

PLOT PLAN  
 MARSH TRUCKING  
 1" = 40'