

FEE \$ W/ SUP

BLDG PERMIT NO. 52025

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 840 N 11th St

TAX SCHEDULE NO. 2945-141-18-959

SUBDIVISION City

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6740

FILING BLK 23 LOTS 1-16

SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER MESSTAH L.C.

NO. OF DWELLING UNITS
BEFORE: _____ AFTER: NA CONSTRUCTION

(1) ADDRESS 840 N 11th

NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-2838

USE OF ALL EXISTING BLDGS Church & School

(2) APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE:
Addition to Church School

(2) ADDRESS SAME

(2) TELEPHONE SAME

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-32

Landscaping / Screening Required: YES X NO _____

SETBACKS: Front 20 from Property Line (PL) or _____
from center of ROW, whichever is greater

Parking Req'mt Per Plan

Side 10 from PL Rear 20 from PL

Special Conditions: File 24-94

Maximum Height 36
Maximum coverage of lot by structures 60%

CENSUS TRACT 2 TRAFFIC ZONE 30

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Joni J. Hartman

Date 4/18/95

Department Approval [Signature]

Date 4/18/95

Additional water and/or sewer tap fee(s) are required: YES ✓ NO _____

W/O No. # 8252
Date 4-18-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)