

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>61356</u>
FILE # _____

3017-2625-01 - 1/2

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 2802 PATTERSON RD. TAX SCHEDULE NO. 2942-063-00-952
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 11,931
 (1) OWNER FIRST CHURCH OF THE NAZARENE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 2802 PATTERSON RD. NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 CONSTRUCTION
 (1) TELEPHONE 970-245-3125
 (2) APPLICANT (same) USE OF ALL EXISTING BLDGS CHURCH & PUMP HSKS.
 (2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE _____ BUILD 12x24 STORAGE SHED

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 RSF-4 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front 20' from Property Line (PL) or 75' from center of ROW, whichever is greater Parking Req'mt _____
 Side 3' from PL Rear 10' from PL Special Conditions: _____
 Maximum Height 32'
 Maximum coverage of lot by structures 35% Census Tract 10 Traffic Zone 22 Annx # _____

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 Brian J. Weber Date July 29, 1997
 Department Approval Scott Castella Date 7/29/97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. NO DRAINAGE
 Utility Accounting CM Cole Date 7/29/97

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

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

ACCEPTED *SLO 7/26/97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

EX. 18" DIA RCP
 INV = 10.51
 - EXISTING BERM DIRECTING OFFSITE RUNOFF TO EXISTING 18" RCP
 TOP OF BERM EL = 17.0 +/-

18.88'

NEW IRRIGATION DROP MANHOLE
 CONNECT TO E PVC LINE
 INV. IN = 23.0
 INV. OUT = 20.0

EXISTING STORM SEWER AND IRR. M.H.
 RIM = 4716.96
 INV. IN (L) = 4708.18
 INV. OUT (W) = 4708.11
 INV. NEW = 413.0

384.0 LF - 6" PVC IRR. LINE @ 0.52%

IRRIGATION MANHOLE
 W/STANDPIPE
 RIM = 19.0
 INV. = 15.0
 SEE DETAIL

LOCATION OF FUTURE AREA WIDE DETENTION POND BY CITY OF GRAND JUNCTION

BARRIER CURB FLOW THROUGH

PARKING AREA

M.H. A1
 RIM = 17.40
 INV. IN = 11.70
 INV. OUT = 11.53

1 1/2" WATER METER
 FIRE HYDRANT

BACKSTOP

2" PVC WATER SERVICE

6" PVC SAN SEWER

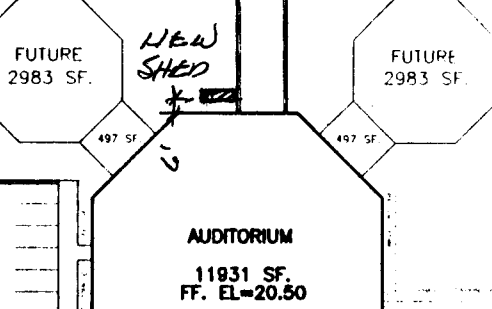
158.20 LF - 8" DIA. PVC W.C. @ 1.38%
 311.74 LF - 8" PVC SAN. SEWER @ 1.38%

TAP BY UTE WATER

EXISTING STORM SEWER AND IRR. M.H.
 RIM = 4713.32
 INV. IN (N) = 4704.39
 INV. IN (E) = 4704.48
 INV. OUT (W) = 4704.22

WATER METER
 TELF PED

TELEPHONE MANHOLES
 UTILITY BOXES
 TRAFFIC SIGNAL BOXES



F ROAD R.O.W.



MECHANICAL SITE PLAN

1" = 40'-0"