

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

BLDG PERMIT NO. <u>06475</u>
FILE #

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 of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400

FILING BLK 23 LOT 1-17 SQ. FT. OF EXISTING BLDG(S) (+)- 30,000

(1) OWNER MESSIAH LUTHERAN CHURCH NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 840 N. 11TH ST.

(1) TELEPHONE 242-1210 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT STAN ROBERTS USE OF ALL EXISTING BLDGS CHURCH & CHURCH SCHOOL

(2) ADDRESS 594 PIONEER RD. DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT

(2) TELEPHONE 242-2644 STORAGE SHED - USE FOR STORAGE

✓ 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 NO

SETBACKS: Front 20' from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 10' from PL Rear 20' from PL Special Conditions: _____

Maximum Height 36'

Maximum coverage of lot by structures 100% Census Tract 2 Traffic Zone 36 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 Stan Roberts Date 8/10/98

Department Approval Auto Costello Date 8-10-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 5607-3508

Utility Accounting R. Raymond Date 8/10/98

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)

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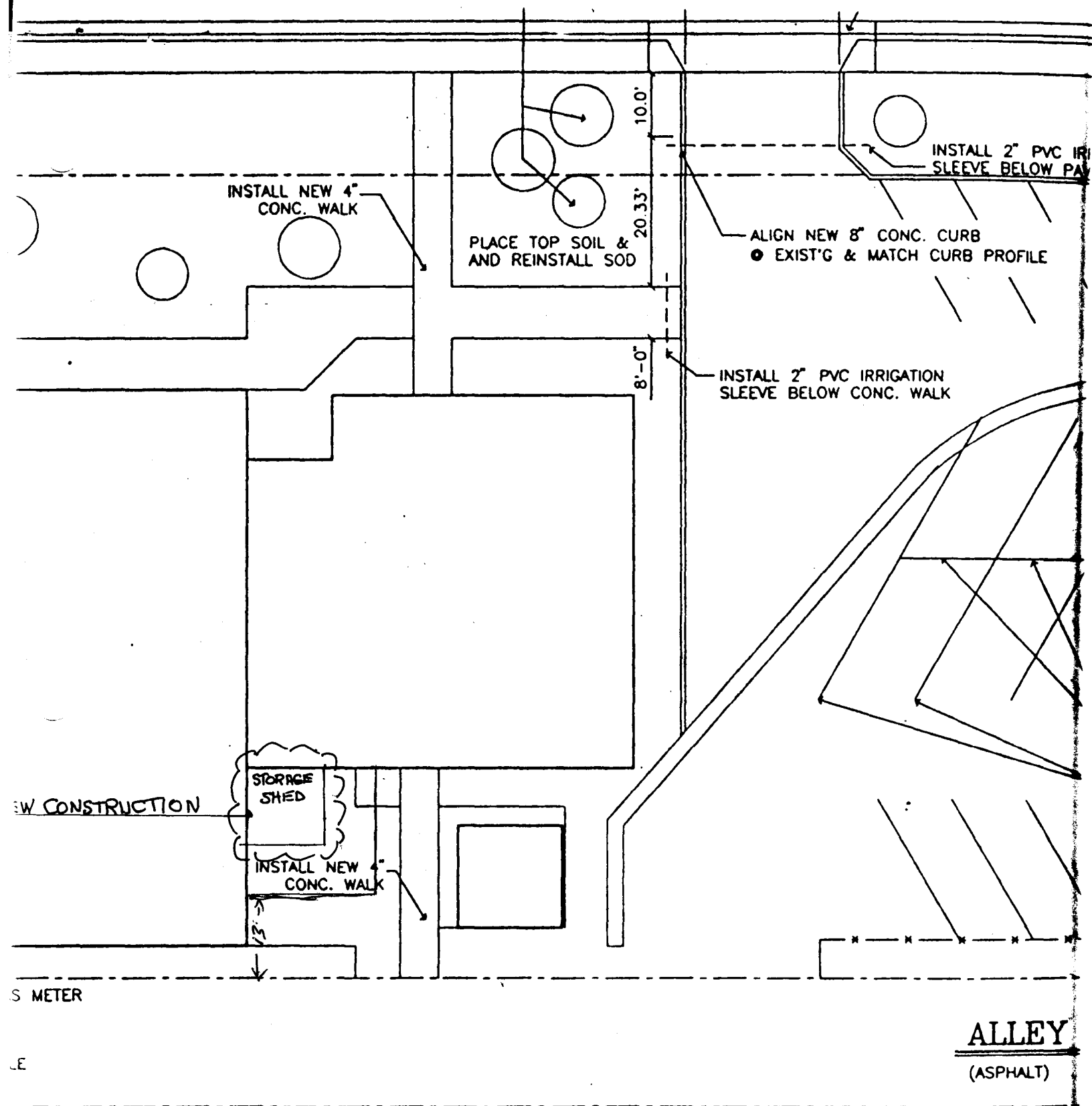
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ACCEPTED *SLC per MP 8-10-98*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ALLEY
 (ASPHALT)