

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>000114</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 765 24 Rd TAX SCHEDULE NO. 2701-321-00-066

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 640#

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Fellow Ship Church NO. OF DWELLING UNITS  
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 765-24 Rd

(1) TELEPHONE — NO. OF BLDGS ON PARCEL  
BEFORE: — AFTER: — CONSTRUCTION

(2) APPLICANT Mc GLEESON INC USE OF ALL EXISTING BLDGS Storage + Office

(2) ADDRESS 326 P.O. Box DESCRIPTION OF WORK & INTENDED USE:  
Concession Stand

(2) TELEPHONE 242-8035

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-R Landscaping / Screening Required: YES — NO —

SETBACKS: Front 20' from Property Line (PL) or 80' from center of ROW, whichever is greater Parking Req'mt —

Side 50' from PL Rear 50' from PL Special Conditions: —

Maximum Height 32'

Maximum coverage of lot by structures 25% Census Tract 16 Traffic Zone 2 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 [Signature] Date 7-2-98

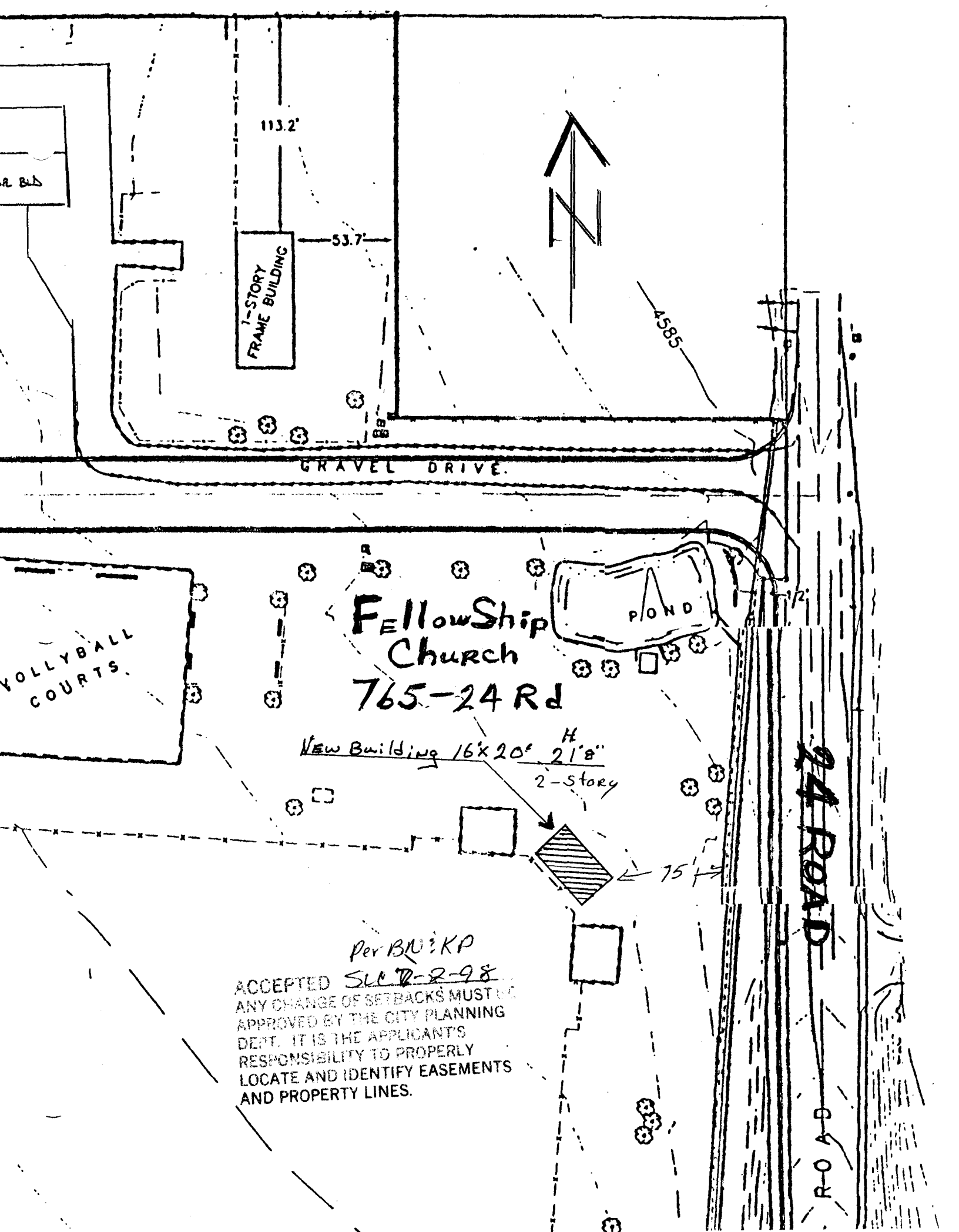
Department Approval [Signature] Date 7-2-98

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

Utility Accounting [Signature] Date 7-2-98

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)



Per BNU:KP  
ACCEPTED SLC 12-2-98  
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.

R. BLD

1-STORY  
FRAME BUILDING

113.2'

53.7'



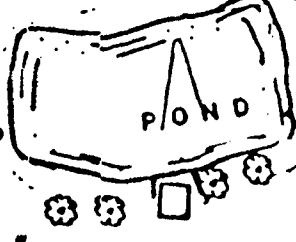
4585'

GRAVEL DRIVE.

VOLLYBALL  
COURTS.

FellowShip  
Church

765-24 Rd



New Building 16x20' <sup>H</sup> 21'8"  
2-story

75'

24 ROAD

ROAD