

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

BLDG PERMIT NO. <u>6438</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 2515 ^F~~Patterson~~ Road TAX SCHEDULE NO. 2945-102-00-119

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 31[#]

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2

(1) OWNER Callahan Edfast Mortuary NO. OF DWELLING UNITS
BEFORE: N/A AFTER: N CONSTRUCTION

(1) ADDRESS 2515 Patterson Road NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: _____ CONSTRUCTION

(1) TELEPHONE 243-2450 USE OF ALL EXISTING BLDGS Mortuary

(2) APPLICANT Snyder Memorials Inc DESCRIPTION OF WORK & INTENDED USE: Storage
for cremains (Columbarium)

(2) ADDRESS PO Box 2510

(2) TELEPHONE 242-2020

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 C-2 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front 55 from Property Line (PL) or _____ from center of ROW, whichever is greater
Side 0 from PL Rear 0 from PL Parking Req'mt X

Maximum Height 40 Special Conditions: This approval is for a 3' x 10' x 4' high columbarium located south of eastern most parking area (grassy area)

Maximum coverage of lot by structures _____ Census Tract 9 Traffic Zone 97 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 Will E Foster Date 3-12-98

Department Approval Mike Pelletier Date 3/12/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. FR-84120
14256-8950

Utility Accounting Richard Brown Date 3-12-98

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)

REGRADE AND GRAVEL
DITCH MAINTENANCE
ROAD AS SHOWN

2.5' DOOR-SWING WALK

6" CURB ONLY

6" CURB ONLY

2.5' DOOR-SWING WALK

18.5' 20 SPACES @ 9' = 180'

43.5'

6" CURB ONLY

100 YEAR FLOOD PLAIN LIMITS

25'

2' CURB & GUTTER

3' CONC V-PAN

2.5' DOOR-SWING WALK

9' TO FC

SPACES @ 9' = 36'

SPACES @ 9' = 36'

6" CURB ONLY

4 SPACES @ 9' = 36' 4 SPACES @ 9' = 36'

3' CONC V-PAN

5' CONC SIDEWALK (TYP)

18.5'

29'

2' CURB & GUTTER

25'

13 SPACES @ 9' = 117'

6" CURB ONLY

3' CONC SIDEWALK (TYP)

18.5'

2.5' DOOR-SWING WALK

5' CONC SIDEWALK (TYP)

2.5' DOOR-SWING WALK

24' 6" CURB ONLY

3' CONC V-PAN

2.5' DOOR-SWING WALK

6" CURB ONLY

24'

MONO CURB, GUTTER, AND SIDEWALK (MODIFIED CITY STANDARD)

5'

2' CURB AND GUTTER

6" CURB ONLY

2.5' DOOR-SWING WALK

PROPOSED FUNERAL HOME

ACCEPTED
ANY CHANGE OF SETBACKS
APPROVED BY THE CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

3/23/18

6" CURB ONLY

25'

3' CONC V-PAN

3' CONC V-PAN

3' CONC V-PAN

21 SPACES @ 9' = 189'

18.5'

2.5' DOOR-SWING WALK

6" CURB ONLY

2.5' DOOR-SWING WALK

14.8'

11.6'

18.3'

11.25'

89.4

24.17'

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