

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>69403</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

BUILDING ADDRESS <u>3940 27 1/2 Road</u>	TAX SCHEDULE NO. <u>2045-011-00-951</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) _____
OWNER <u>First Presbyterian Church</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>3940 27 1/2 Road</u>	CONSTRUCTION
TELEPHONE <u>243-1923</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>First Pres. Church</u>	CONSTRUCTION
ADDRESS <u>3940 27 1/2 Road</u>	USE OF ALL EXISTING BLDGS <u>Church</u>
TELEPHONE <u>243-1923</u>	DESCRIPTION OF WORK & INTENDED USE: _____
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.	<u>CROSS ON CHURCH (Redwood)</u>
	<u>42'</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

<u>JUNE RSF-4</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>must have approval of Walker Field Airport</u>
MAXIMUM HEIGHT _____	CENSUS TRACT <u>10</u> TRAFFIC ZONE <u>21</u> ANNEX _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	

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 Grand Junction 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 <u>[Signature]</u>	Date <u>4-6-99</u>
Department Approval <u>[Signature]</u>	Date <u>4-6-99</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>16296-10427</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-6-99</u>

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

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

Federal Aviation Administration
NORTHWEST MOUNTAIN REGION, ANM-520
1601 LIND AVENUE, S.W.
RENTON, WA 98055-4056

AERONAUTICAL STUDY
No: 99-ANM-1074-OE

ISSUED DATE: 08/16/99

JAMES DAVENPORT (CONSULTANT)
FIRST PREBSYTERIAN CHURCH
3940 27 1/2 ROAD
GRAND JUNCTION, CO 81506

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Description: ADD CROSS TO TOP OF STRUCTURE

Location: GRAND JUNCTION CO
Latitude: 39-06-10.93 NAD 83
Longitude: 108-32-33.33
Heights: 40 feet above ground level (AGL)
4777 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1J.

This determination expires on 02/16/01 unless:

- (a) extended, revised or terminated by the issuing office or
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case the determination expires on the date prescribed by the FCC for completion of construction or on the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, frequency(ies) or use of greater power will void this determination. Any future construction or alteration,

including increase in heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 425-227-2536. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 99-ANM-1074-OE.



Ted Melland
Specialist, AIRSPACE BRANCH

(DNE)