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|--------------------------|---------------------------|
| Planning \$ <u>10.00</u> | Drainage \$ <u>—</u> |
| TCP \$ <u>—</u> | School Impact \$ <u>—</u> |

| |
|--------------------------|
| BLDG PERMIT NO. <u>7</u> |
| FILE # <u>—</u> |

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 1730 MESA

SUBDIVISION MESA SUBDIVISION

FILING _____ BLK 1 LOT 12,13

OWNER COLORADO CONFERENCE OF SEVENTH DAY ADVENTISTS

ADDRESS 2520 S. DOWLING DENVER 80210

TELEPHONE 260-6704

APPLICANT MARVIN OLSEN

ADDRESS 51-C RAOO DR. G.L. 81503

TELEPHONE 262-2577

TAX SCHEDULE NO. 2945-114-09-951

SQ. FT. OF PROPOSED BLDG(S) ADDITION 380

SQ. FT. OF EXISTING BLDG(S) 9160

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION

USE OF ALL EXISTING BLDGS CHURCH

DESCRIPTION OF WORK & INTENDED USE: NEW OFFICE - Addition to Church

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

JNE RMF-32

SETBACKS: FRONT: _____ from Property Line (PL) or 45 from center of ROW, whichever is greater

SIDE: 70 from PL REAR: 20 from PL

MAXIMUM HEIGHT 36

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

PARKING REQUIREMENT: X

SPECIAL CONDITIONS: _____

CENSUS TRACT 5 TRAFFIC ZONE 33 ANNEX _____

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 [Signature] Date 8-11-99

Department Approval [Signature] Date 8/11/99

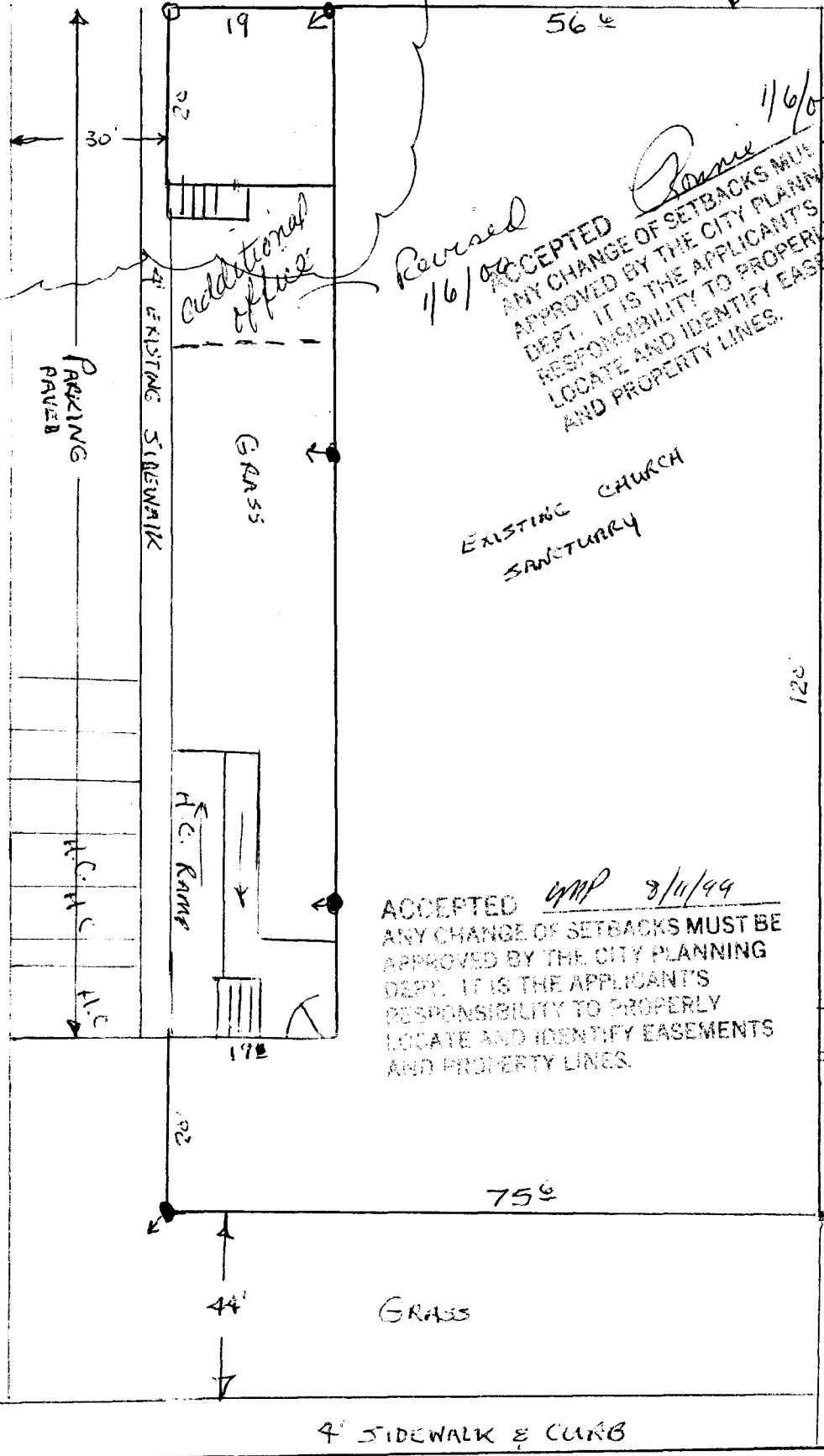
| | | | |
|--|--------------------|--|-----------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>Existing Acct 9A32</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>8/11/99</u> |

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)

N ↑

Proposed NEW OFFICE WITH BASEMENT



ALLEY

PARKING PAVED

4' EXISTING SIDEWALK

Additional office

GRASS

H.C. Kamps

178

20'

44'

GRASS

4' SIDEWALK & CURB

MESA STREET

56'

90'

D.T.

1/6/00

GRASS

4' SIDEWALK & CURB

N. 8TH STREET

Revised 1/6/00

EXISTING CHURCH SANCTUARY

ACCEPTED WMP 8/1/99
 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.

75'

ENTRY

SIDEWALK

SIDEWALK