

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>69361</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>2001 Patterson</u>	TAX SCHEDULE NO. <u>2945-121-31-<del>958</del> 958</u>
SUBDIVISION <u>Intermountain Bible College</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>—</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>20,000 <sup>sq ft</sup></u>
OWNER <u>Northwest Christian Church</u>	NO. OF DWELLING UNITS: BEFORE <u>—</u> AFTER <u>—</u>
ADDRESS <u>2001 Patterson Rd. G2</u>	CONSTRUCTION
TELEPHONE <u>243-6672</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>Roger T. Mahoney</u>	CONSTRUCTION
ADDRESS <u>727 Ash Dr. G2 to 81506</u>	USE OF ALL EXISTING BLDGS <u>church services</u>
TELEPHONE <u>242-2408</u>	DESCRIPTION OF WORK & INTENDED USE:
<input checked="" type="checkbox"/> Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.	<u>interior remodel, bath &amp; kitchen facilities - include grease interceptor</u>

Persigo - 244-1489

\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*

ZONE <u>PD-8</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>—</u> NO <u>—</u>
SETBACKS: FRONT: <u>—</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>—</u>
SIDE: <u>—</u> from PL REAR: <u>—</u> from PL	SPECIAL CONDITIONS: <u>interior only - new grease interceptor</u>
MAXIMUM HEIGHT <u>—</u>	CENSUS TRACT <u>6</u> TRAFFIC ZONE <u>28</u> ANNEX <u>—</u>
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>—</u>	

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>Roger T. Mahoney</u>	Date <u>3-23-99</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>3-23-99</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>2404-7715 TR 89022</u>
Utility Accounting <u>Richardson</u>	Date <u>3-23-99</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)

March 24, 1999

Mr. Bob Lee  
Mesa County Building Dept.  
PO Box 20000  
Grand Junction, CO 81502

Dear Mr. Lee:

Based on the information submitted to this office, Northeast Christian Church, located at 2001 Patterson Rd, will be required to install a two compartment grease interceptor having a minimum capacity of 1000 gallons.

If additional information is needed, please contact me at 244-1489.

Sincerely,

Daniel Tonello  
Pretreatment Coordinator

cc: Trent Prall, Utility Engineer, City of Grand Junction  
Senta Costello, Community Development