

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

PG PERMIT NO. <u>84053</u>
FILE # <u>SPR-2002-090</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 736 24-1/2 Road

TAX SCHEDULE NO. 2701-334-~~00-03~~³⁰⁻⁹⁵¹

SUBDIVISION Pamona Park Subdivision

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7,800 s.f.

FILING BLK LOT 26 & 35

SQ. FT OF EXISTING BLDG(S) 47,468 s.f.

OWNER DBA: Canyon View Vineyard Church
Vineyard Christian Fellowship

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

Church of Grand Junction, CO
ADDRESS 736 24-1/2 Road

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3
CONSTRUCTION

TELEPHONE (970)242-7970

USE OF ALL EXISTING BLDGS Church Ministry

APPLICANT Development Construction Services

DESCRIPTION OF WORK & INTENDED USE: Youth Ministry

ADDRESS 619 Main St. Suite 110

services/workshop/recreation/etc.

TELEPHONE (970) 242-3674

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 RMF-8

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: 20' from Property Line (PL) or
from center of ROW, whichever is greater
SIDE: 5' from PL REAR: 10' from PL

PARKING REQUIREMENT: PER Plan

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT 35'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 75%

CENSUS TRACT 9 TRAFFIC ZONE 5 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 Jana B. Geron

Date _____

Department Approval [Signature]

Date 5-17-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>5/22/02</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)