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|--------------------------|---------------------------|
| Planning \$ <u>10.00</u> | Drainage \$ <u>0</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

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|------------------------------|
| BLDG PERMIT NO. <u>86300</u> |
| FILE # _____ |

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

(ac)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 641 HORIZON DR.
 SUBDIVISION Four Square Minor
 FILING _____ BLK _____ LOT 1

TAX SCHEDULE NO. 2945-024-21-958
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600
 SQ. FT. OF EXISTING BLDG(S) 20,000

OWNER INTERNATIONAL CHURCH OF FOUR SQUARE
8062 EL
 ADDRESS 641 HORIZON DR. G.J. Co. 81506
 TELEPHONE 243-2484

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 5 AFTER 6
 CONSTRUCTION

APPLICANT Bill Osburn
 ADDRESS 3070 D¹/₂ Rd G.J. Co. 81504
 TELEPHONE 523-7872

USE OF ALL EXISTING BLDGS SCHOOL & CHURCH
 DESCRIPTION OF WORK & INTENDED USE: COVERED 15' x 20' PATIO

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 RSF-1
 SETBACKS: FRONT: _____ from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: N/A
 SPECIAL CONDITIONS: Covered patio is in the courtyard surrounded by buildings
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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 William D Osburn Sr
 Department Approval C. Gaye Nelson

Date 9/16/02
 Date 9/16/02

| | | | |
|--|-------------------|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting | <u>C. Bensley</u> | | Date <u>9/16/02</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

641 Houghton Dr.

ACCEPTED *C. Frank Johnson*
9/16/02
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

