

Planning \$ <u>Pdw/App</u>	Drainage \$ <u>0</u>
TCP \$ <u>2225<sup>00</sup></u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>87907</u>
FILE # <u>SPR-2002-185</u>

*Credit for G1/4 Rd Imp.* **PLANNING CLEARANCE**

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

**50160-29075**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 736-24 1/2 Road

SUBDIVISION Pomona Park

PLING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 26 & 35

OWNER Canyon View Vineyard Church

ADDRESS 736-24 1/2 Road

TELEPHONE (970) 242-7970

APPLICANT Development Construction Svcs.

ADDRESS 619 Main Street Suite 110

TELEPHONE (970) 242-3674

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

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14,800

SQ. FT. OF EXISTING BLDG(S) 60,800

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4

CONSTRUCTION

USE OF ALL EXISTING BLDGS Church Ministries

DESCRIPTION OF WORK & INTENDED USE: New

Chapel for weddings, funerals and

special services

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 KMF-8

SETBACKS: FRONT: 20' from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater

SIDE: 5' from PL REAR: 10' from PL

MAXIMUM HEIGHT 35'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%  
FAR: .45

LANDSCAPING/SCREENING REQUIRED: YES X NO \_\_\_\_\_

PARKING REQUIREMENT: Per Approved Plan.

SPECIAL CONDITIONS: Chapel site only -  
Gym/Multipurpose fees <sup>will be</sup> pd at time  
of Planning Clearance for those structures

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 Jana B. Gerew Date 8/30/02

Department Approval Guata J. Costello Date 1/14/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>ALREADY PAID</u> <u>12639 &lt;15 EQW</u>
Utility Accounting <u>U. Bensley</u>	Date <u>1/30/03</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)