

Planning \$ <u>Pd w/App</u>	Drainag <u>    </u>
TCP \$ <u>3565<sup>00</sup></u>	School Impact \$ <u>    </u>

PERMIT NO. <u>87907</u>
FILE # <u>MSP-2003-007</u>

Credit for Rd. improvements

## 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 Rd Grand Junction TAX SCHEDULE NO. 2701-334-30-951

SUBDIVISION Pomona Park

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 23,159

FILING      BLK      LOT 26 & 35

SQ. FT OF EXISTING BLDG(S) 44,984 + 7300 + 7500  
(TOTAL EXISTING 59,784)

OWNER Canyon View Vineyard Church

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 736 24 1/2 Road G.J.

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

TELEPHONE (970) 242-7970

USE OF ALL EXISTING BLDGS Church Ministries

APPLICANT Development Construction Services

DESCRIPTION OF WORK & INTENDED USE: Administrative

ADDRESS 619 Main St. Ste 110 G.J.

Offices, Church Classrooms, Entry Area,

TELEPHONE (970) 242-3674

Childrens Ministry

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 X

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: No new

MAXIMUM HEIGHT 35'

SPECIAL CONDITIONS: Relocating Landscaping  
? parking

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

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. Gerow

Date 1/7/03

Department Approval [Signature]

Date 2/24/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>Based on notes by J2 NO \$ of this time</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/26/03</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)