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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. |
| FILE # |

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
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2701-334-30-951

SQ. FT. OF EXISTING BLDG(S) _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITIONS 9' x 10' wide canopy

OWNER CANYON VIEW VINEYARD CHURCH
 ADDRESS 736 24 1/2 Road
 CITY/STATE/ZIP GRAND Jct Co 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 4 AFTER 7
 CONSTRUCTION

APPLICANT ROPER CONST
 ADDRESS 2707 B ROAD
 CITY/STATE/ZIP GRAND Jct Co, 81503

USE OF ALL EXISTING BLDG(S) Church & Youth Bld's

DESCRIPTION OF WORK & INTENDED USE: CANOPY'S @ Youth Bld's & Main Bld's

TELEPHONE _____
 Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

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|---|--|
| ZONE <u>BMF-8</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____ | LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>Canopy will be covering existing concrete areas.</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.

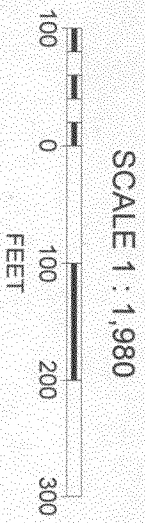
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 4/13/04
 Department Approval [Signature] Date 4/13/04

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|--|---------------------|--|-------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>canopy's</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>4-13-04</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)



ACCEPTED
C. Jane Still
 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.

4/13/04

