

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

DG PERMIT NO.
FILE # <u>MSP-2010-156</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 3880 2 1/2 Rd.
 SUBDIVISION Knolls Subdivision
 FILING 1 BLK ~~1~~ LOT 1
 OWNER St. Matthew's Church
 ADDRESS 3880 2 1/2 Rd.
 CITY/STATE/ZIP Grand Junction CO
 APPLICANT JOHN GALLOWAY
 ADDRESS Box 89
 CITY/STATE/ZIP MOLINA, CO
 TELEPHONE 970 487 3366

TAX SCHEDULE NO. 2945-011-88-951
 SQ. FT. OF EXISTING BLDG(S) 11540 SF
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 480 SF
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Church
 DESCRIPTION OF WORK & INTENDED USE: Add 480 SF Storage Addition.

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 <u>PD</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>15'</u> from PL REAR: <u>30'</u> from PL MAX. HEIGHT <u>35'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ <u>Replace 4 rose bushes</u> PARKING REQUIREMENT: _____ <u>N/A</u> SPECIAL CONDITIONS: _____
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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]
 Department Approval [Signature]

Date 15 May 07
 Date 8/17/06 updated 2/1/07 per City Hall

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Per 128376</u>
Utility Accounting <u>Cate Crosby</u>			Date <u>8/21/06</u>

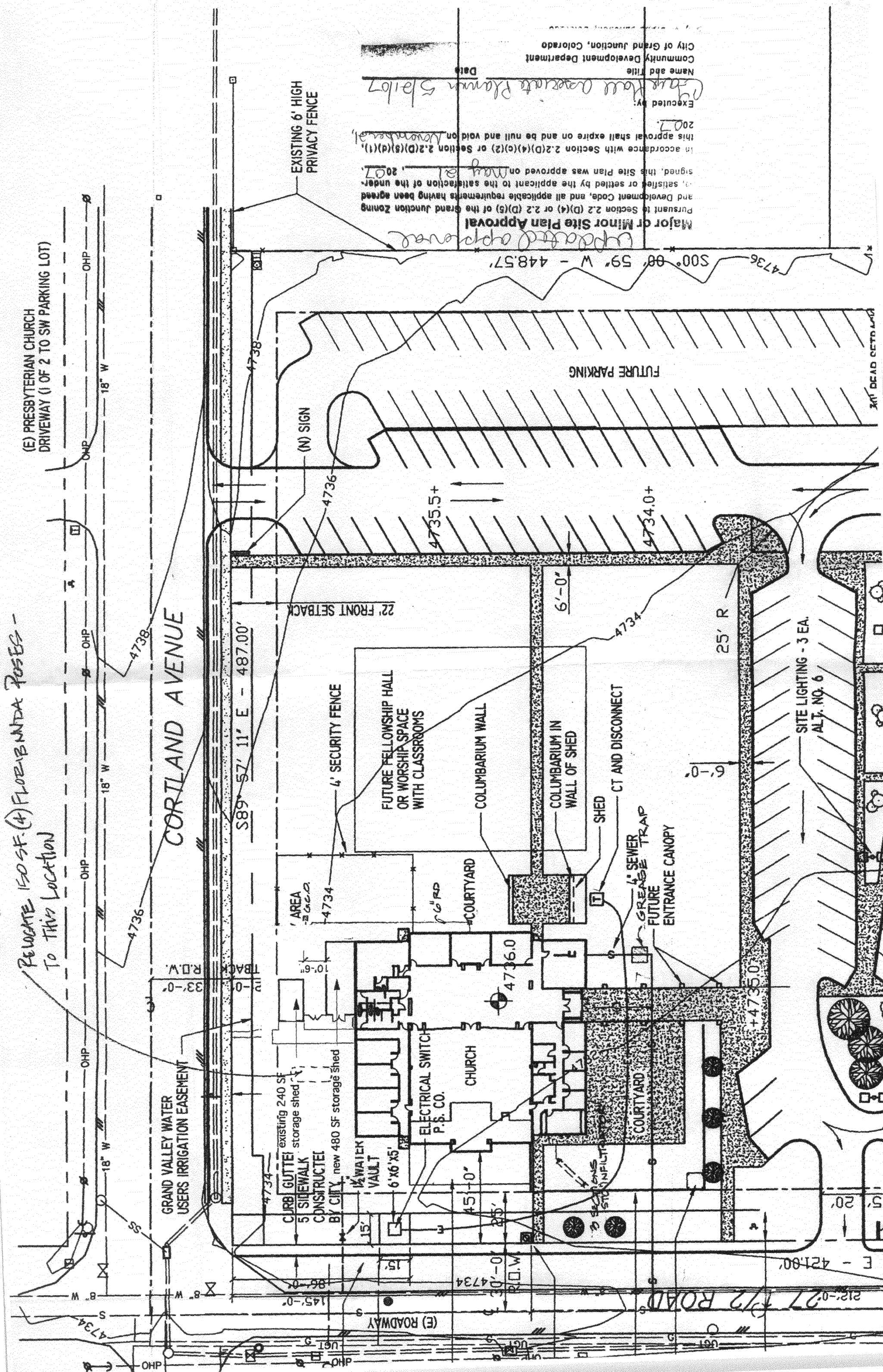
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

Relocate 150 SF (4) FLOERBANDA ROSES -
To this location

(E) PRESBYTERIAN CHURCH
DRIVEWAY (1 OF 2 TO SW PARKING LOT)

CORTLAND AVENUE



Major or Minor Site Plan Approval
Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on May 21, 2007.
In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on November 21, 2007.
Executed by: Cheryl Hall Associate Planner 5/21/07
Name and Title
Community Development Department
City of Grand Junction, Colorado
Date

Updated approval

S00° 08' 59" W - 448.57'

212'-0" 27 1/2 ROAD
E - 421.00'

SITE LIGHTING - 3 EA.
ALT. NO. 6

11' DEAD SETBACK