

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

BLDG PERMIT NO.
FILE # <u>SPR-2002-072</u>

PLANNING CLEARANCE

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

124600 - 7768 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2802 Patterson RD

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER First Church of The Nazarene

ADDRESS 2802 Patterson RD

CITY/STATE/ZIP Grand Junction Colo.

APPLICANT Same as above

ADDRESS _____

CITY/STATE/ZIP _____

TELEPHONE 245 3125

TAX SCHEDULE NO. 2943-063-00-952

Church + 4 modulars = 17,760 total
 SQ. FT. OF EXISTING BLDG(S) 1920 for both modulars

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 280
(9x40)

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

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

USE OF ALL EXISTING BLDG(S) Church + education
Storage Area for church

DESCRIPTION OF WORK & INTENDED USE: _____

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>R-4</u> SETBACKS: FRONT: <u>per site plan Review</u> 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 <u>X</u> PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>Refer to SPR-2002-072</u> <u>planning clearances 4/25/05</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 Charles Curtis Date 7/27/07

Department Approval Judith A. [Signature] Date 7/27/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>NO Swe/wtr Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/27/07</u>		

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

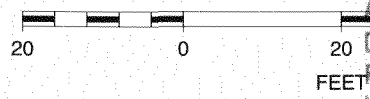
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Judson A. Puz* 7/27/07

SCALE 1" = 20'
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.



2802 PATTERSON Rd

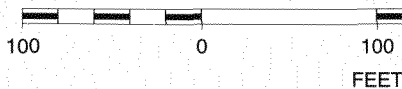
page 2 of 2



City of Grand Junction GIS Zoning Map ©



SCALE 1 : 1,282



ACCEPTED *Judith A. Sun 7/27/07*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. 200 IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2802 PATTERSON Rd.
page 1 of 2

