Planning \$ pt al App Drainay= \$	BLDG PERMIT NO.
TCP \$ School Impact \$	FILE # MSP-2008-069
(site plan review, multi-family deve <u>Grand Junction Commun</u>	CLEARANCE lopment, non-residential development) <u>ity Development Department</u>
BUILDING ADDRESS 3858 27 /2 Rd.	TAX SCHEDULE NO2945 -011-98-951
SUBDIVISION Knoll's Subdivision	SQ. FT. OF EXISTING BLDG(S) 240 st ft.
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS_1136.20-8964
OWNER <u>St. Matthers Epison pul Church</u> ADDRESS <u>3888 2712 Rd.</u> CITY/STATE/ZIP <u>GJ CO</u>	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE A FTER AFTER CONSTRUCTION
APPLICANT <u>Grace Homes</u>	USE OF ALL EXISTING BLDG(S) Storage Shel Church
Address 786 Valley Ct.	DESCRIPTION OF WORK & INTENDED USE:
CITY/STATE/ZIP GJ CO 81505	Add from to reisting
TELEPHONE 248-8522	Shed
Submittal requirements are outlined in the SSID (Submitte	al Standards for Improvements and Development) document.
THIS SECTION TO BE COMPLETED BY CO	MMUNITY DEVELOPMENT DEPARTMENT STAFF
	LANDSCAPING/SCREENING REQUIRED: YES NO
ZONE	LANDSCAPING/SCREENING REQUIRED: YESNO PARKING REQUIREMENT:
ZONE	LANDSCAPING/SCREENING REQUIRED: YES NO PARKING REQUIREMENT: D//A
ZONE PD SETBACKS: FRONT: If momentary from Property Line (PL) or from center of ROW, whichever is greater SIDE: If A from PL REAR: N(A from PL MAX. HEIGHT If G If A from PL from PL MAX. COVERAGE OF LOT BY STRUCTURES Image: Comparison of the provided until a final inspect by the Building Department (Section 307, Uniform Building Code). prior to issuance of a Planning Clearance. All other required site i Certificate of Occupancy. Any landscaping required by this per replacement of any vegetation materials that die or are in an unhealt Code.	LANDSCAPING/SCREENING REQUIRED: YESNO PARKING REQUIREMENT:
ZONE PD SETBACKS: FRONT: If from Property Line (PL) or from center of ROW, whichever is greater SIDE: If A from PL REAR: N(A from PL MAX. HEIGHT If A from PL REAR: N(A from PL MAX. HEIGHT If A If A from PL from PL MAX. COVERAGE OF LOT BY STRUCTURES Image: Color B Image: Color B from PL Modifications to this Planning Clearance must be approved, in writin authorized by this application cannot be occupied until a final inspect by the Building Department (Section 307, Uniform Building Code). Image: Code is provided in the section of a Planning Clearance. All other required site is the certificate of Occupancy. Any landscaping required by this per replacement of any vegetation materials that die or are in an unhealt code.	LANDSCAPING/SCREENING REQUIRED: YES NO PARKING REQUIREMENT: SPECIAL CONDITIONS:
ZONE PD SETBACKS: FRONT: If rom Property Line (PL) or from center of ROW, whichever is greater SIDE: PLA	LANDSCAPING/SCREENING REQUIRED: YESNO PARKING REQUIREMENT:
ZONE PD SETBACKS: FRONT: If rom Property Line (PL) or from center of ROW, whichever is greater SIDE: PLA	LANDSCAPING/SCREENING REQUIRED: YESNO PARKING REQUIREMENT:A SPECIAL CONDITIONS: mg, by the Community Development Department Director. The structure ion has been completed and a Certificate of Occupancy has been issued Required improvements in the public right-of-way must be guaranteed mprovements must be completed or guaranteed prior to issuance of a mit shall be maintained in an acceptable and healthy condition. The thy condition is required by the Grand Junction Zoning and Development tamped by City Engineering prior to issuing the Planning Clearance. One mation is correct; I agree to comply with any and all codes, ordinances,
ZONE	LANDSCAPING/SCREENING REQUIRED: YESNO PARKING REQUIREMENT:
ZONE PD SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: PL4 from PL REAR: PL4 from PL MAX. HEIGHT 35	LANDSCAPING/SCREENING REQUIRED: YESNO /

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

(Yellow: Customer)