

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

DG PERMIT NO.
FILE # <u>MSP-2008-347</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 736-24 1/2 Road TAX SCHEDULE NO. 2701-334-30-951
SUBDIVISION Pomona Park Replat SQ. FT. OF EXISTING BLDG(S) N/A
FILING _____ BLK _____ LOT 26 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A
OWNER CANYON VIEW VINEYARD MULTI-FAMILY:
ADDRESS 736 - 24 1/2 ROAD NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CITY/STATE/ZIP GRAND JUNCTION, CO CONSTRUCTION
APPLICANT DEVELOPMENT CONSTRUCTION SERVICES, INC. NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
ADDRESS 2350 G ROAD DESCRIPTION OF WORK & INTENDED USE: Install
CITY/STATE/ZIP GRAND JUNCTION, CO 81505 Church/Chapel School
TELEPHONE (970) 242-3674 ropes course

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-8</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>38.5' see admin var. attached</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR. 45</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 Jana B. Heron, Kirk Date 10/17/08
Department Approval Quita Costello Date 4/2/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting			Date

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)