

Planning \$	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Buildg Permit No.
File #

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2620 B 3/4 Road

TAX SCHEDULE NO. 2945-262-00-941

SUBDIVISION None

SQ. FT. OF EXISTING BLDG(S) 4608 0

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4608

OWNER City of Grand Junction

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

ADDRESS \_\_\_\_\_

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER 0  
CONSTRUCTION

CITY/STATE/ZIP \_\_\_\_\_

APPLICANT SAME

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_

ADDRESS \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE: Construct

CITY/STATE/ZIP \_\_\_\_\_

new Cemetery Building for office

TELEPHONE \_\_\_\_\_

£

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>CSR</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15 FT.</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>8 FT.</u> from PL REAR: <u>10 FT.</u> from PL	PARKING REQUIREMENT: <u>As per plan</u>
MAX. HEIGHT <u>65 FEET</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 James D. Stewart Date 10-22-09  
 Planning Approval Kathleen M. Parkin Date 10-9-09

FEES DEFERRED

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21544</u>
Utility Accounting <u>Dottie Kauer</u>			Date <u>10/22/09</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)

ORCHARD MESA CEMETERY  
OFFICE AND MAINTENANCE SHOP  
SITE AND GRADING PLAN

PUBLIC WORKS  
AND UTILITIES  
ENGINEERING DIVISION



ACCEPTED *Wendy Spurr*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES

