

Planning \$ <u>Plw/App</u>	Drainage \$ <u>0</u>	.DG PERMIT NO. <u>10-00335</u>
TCP \$ <u>11,390.00</u>	School Impact \$ <u>0</u>	FILE # <u>CUP-2009-174</u>

Const. Insp. Fee \$450<sup>00</sup> **PLANNING CLEARANCE**  
 (site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

ZONING Approval

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 880 Mesa Ave TAX SCHEDULE NO. 2945-114-10-954  
 SUBDIVISION Mesa Subdivision SQ. FT. OF EXISTING BLDG(S) None  
 FILING \_\_\_\_\_ BLK 3 LOT 14 & 15 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4332  
 OWNER Colorado Conference of Seventh Day Adventists MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION  
 ADDRESS 604 mesa valley Dr NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1 CONSTRUCTION  
 CITY/STATE/ZIP GJ, CO 81504 NO. OF ALL EXISTING BLDG(S) Child Care  
 APPLICANT Livingston Construction AC DESCRIPTION OF WORK & INTENDED USE:  
 ADDRESS 2764 Compass Dr #234 Child Care Facility  
 CITY/STATE/ZIP GJ, CO, 81506  
 TELEPHONE 970 210-1808

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 R-8 LANDSCAPING/SCREENING REQUIRED: YES  NO   
 SETBACKS: FRONT: 20' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 5' from PL REAR: 10' from PL PARKING REQUIREMENT: 2 on-site  
 MAX. HEIGHT 35' SPECIAL CONDITIONS: Shared parking w/ church  
 MAX. COVERAGE OF LOT BY STRUCTURES 70%

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 with any of the above conditions, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Launa [Signature] Date 4/20/09  
 Department Approval [Signature] Date 2/18/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21614</u>
Utility Accounting <u>[Signature]</u>			Date <u>2-18-2010</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 Accountant)

**FEES DEFERRED**  
**PAID**  
 SEP 18 2010  
 30045  
 permit # 10-00335  
 confirm 061304