

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

Bldg Permit No.
File # <u>CUP-2009-174</u>

10006690

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 880 MESA AV.
 SUBDIVISION MESA
 FILING _____ BLK 3 LOT 14,15

TAX SCHEDULE NO. 2945-114-10-954
 SQ. FT. OF EXISTING BLDG(S) 4474 SQ FT
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 146 SQ FT

OWNER Rocky Mt Conference of The SEVENTH DAY ADVENTIST CHURCH
 ADDRESS 730 MESA AV.
 CITY/STATE/ZIP GRAND JUNCTION COLO.

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0 CONSTRUCTION

APPLICANT GARY KESS (RIMVIEW COAST)
 ADDRESS 515 21 1/8 RD
 CITY/STATE/ZIP GRAND JUNCTION CO
 TELEPHONE 970 778 2338

USE OF ALL EXISTING BLDG(S) RENT CARP
 DESCRIPTION OF WORK & INTENDED USE: STORAGE SHED

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R5B</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per plan</u>
SIDE: <u>3'</u> from PL REAR: <u>5'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>340'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	

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 GARY KESS Date 8-30-10
 Planning Approval [Signature] Date 8/30/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer/tap fee</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/30/10</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)

Mark Moon R-8 /.219 Ac.

PP

ey

OHP

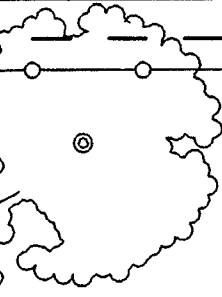
R-8 /.219 Ac.
Campus Prop. LL

SS

Remove/replace
concrete as req'd
per City of GJ specs.

6' Wooden Fence (P)

#5 Rebar
No Cap

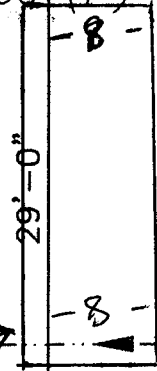


SS (P)

GAS (P)

Child
Play
Area

STORAGE SHED



6' Wood Fence (P)

R-8 /.148 Ac.
Randy Gallegos

4' SW, TYP.

GM

Down Spout; route to
infiltrator recharge
system; typical of 4

50'-0"

4'-6"

ACCEPTED SLC 8/30/10

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.

88'-0"

148 Ac.
Pollock