

Planning \$ <u>0</u>	Drain \$
TCP \$	School Impact \$
Inspection \$	

ldg Permit No.
File # <u>MSP-2010-130</u>

60145-0

## PLANNING CLEARANCE

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

**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 2867 Orchard Ave.

TAX SCHEDULE NO. 2943-074-00-959

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

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

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_

OWNER Junction Community Church

**MULTI-FAMILY:**

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

ADDRESS 2867 Orchard Ave.

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

CITY/STATE/ZIP G.V., CO 81501

USE OF ALL EXISTING BLDG(S) CHURCH

APPLICANT Paul D. Espinoza

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 2863 Orchard Ave.

OVERFLOW PARKING AREA

CITY/STATE/ZIP G.V., CO 81501

TELEPHONE 970-623-5266

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-8</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>1/4 SEATS</u>
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>OVERFLOW PARKING NOT TO BE USED &gt; 10 TIMES / YR.</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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).

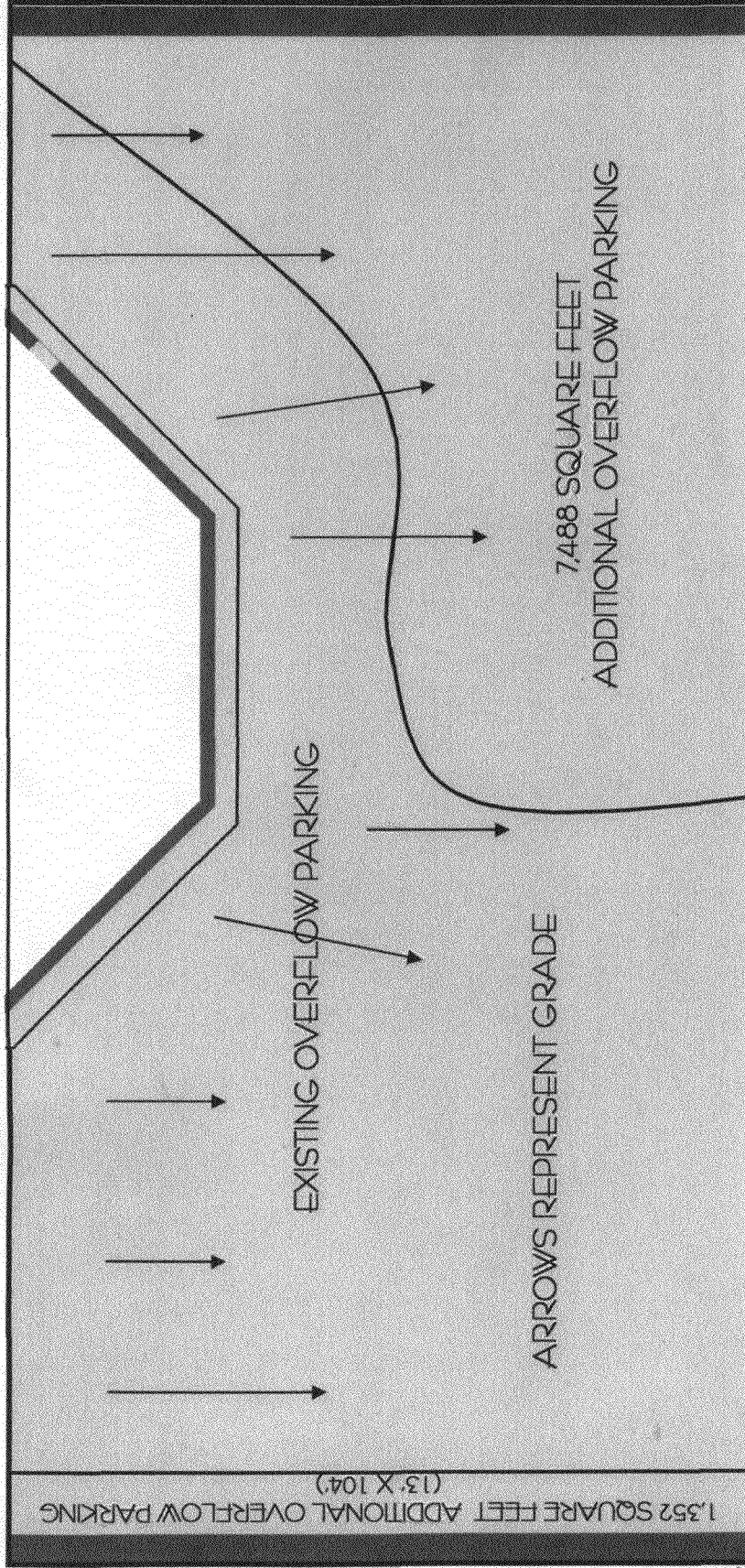
Applicant's Signature [Signature] Date 9/9/10  
 Planning Approval [Signature] Date 9/29/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>NO W/O / Same Charge</u>
Utility Accounting _____	Date <u>9/29/10</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)

OVERFLOW PARKING LOT AT 2867 ORCHARD AVE.



GRAY BARRIER EQUALS 267 FEET

ACCEPTED *[Signature]* REQUIRED FIVE FOOT LANDSCAPE BARRIER  
ANY CHANGE OF SETBACKS MUST BE SUBMITTED AT A LATER DATE  
APPROVED BY THE CITY PLANNING DEPARTMENT  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.  
*6' minimum Per code -BR*

WHITE AREA TO BE UNDEVELOPED AND RESERVED FOR FUTURE EXPANSION