

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>10<sup>00</sup></u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 2001 Patterson Rd.  
 Parcel No. 2945-121-31-958  
 Subdivision NE Christian Church  
 Filing \_\_\_\_\_ Block 1 Lot 1

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Northeast Christian Church  
 Address 2001 PATTERSON RD.  
 City / State / Zip GLAND JCT. CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: <u>STORAGE SHED</u>	<u>33 X 30</u>

**APPLICANT INFORMATION:**

Name NATHAN PORTER  
 Address 996 Kestrel Ct.  
 City / State / Zip GLAND JCT. CO 81505  
 Telephone (976) 210-6324

\* FOR CHANGE OF USE: **PAID**  
 \*Existing Use: MAR 15 2010  
 \*Proposed Use: **TB**  
 Estimated Remodeling Cost \$ 7500.00  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>2/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
Special Conditions: _____	

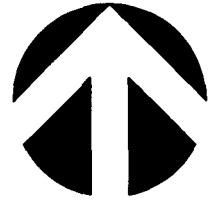
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Signature [Signature] Date 3-15-2010  
 Planning Approval [Signature] Date 3/15/2010

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>3/15/2010</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



**NORTH**  
SCALE: 1" = 20'

2945-121-31-958  
NORTHEAST CHRISTIAN CHURCH  
2001 PATTERSON ROAD  
GRAND JUNCTION, CO 81506

~ CONCRETE ~

~ GRASS ~

~ GRAVEL ~

PROPOSED  
990 ~~1000~~ S.F.  
GARAGE &  
STORAGE SHED

EXISTING SHEDS  
TO BE REMOVED  
AS PART OF  
THIS WORK.

992.94'

N 00°13'03" E

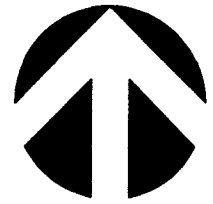
69.94'

49.42'

40.0'

TO REAR PROPERTY LINE  
495.65'

ACCEPTED *Pat Decker* 3/15/10  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND CENTRE  
EACH SHED ON THE PROPERTY.



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2001 PATTERSON ROAD  
GRAND JUNCTION, CO 81506

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~ GRASS ~

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PROPOSED  
990 ~~S.F.~~ S.F.  
GARAGE &  
STORAGE SHED

EXISTING SHEDS  
TO BE REMOVED  
AS PART OF  
THIS WORK.

992.94'

N 00'13'03" E

49.42'

69.94'

33'

30'

TO REAR PROPERTY LINE  
495.65'

10-17-10  
ACCEPTED *Gayleen Henderson*

ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
OBTAIN ALL NECESSARY PERMITS FROM THE CITY  
ENGINEERING DEPARTMENT.

ACCEPTED *Pat Decker* 3/15/10

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