

FEE \$ N/C

PLANNING CLEARANCE

BLDG PERMIT NO. 48608

3013-9500-02-4

(site plan review, multi-family development, non-residential development) Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2430 Orchard Ave TAX SCHEDULE NO. 2945-121-00-952

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Orchard Community Church NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2430 Orchard _____

(1) TELEPHONE 244-2958 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Denny Behrens USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 136 Red Mesa St. DESCRIPTION OF WORK & INTENDED USE: Addition to

(2) TELEPHONE 242-7041 EXISTING CHURCH

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 RSE-8 Landscaping / Screening Required: YES X NO

SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt 50 spaces

Side 5 from PL Rear 15 from PL Special Conditions: #36-94; Landscaping &

Maximum Height 32 paved parking per plan MUST BE

Maximum coverage of lot by structures 45% CENSUS TRACT 6 TRAFFIC ZONE 28

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 G.J. 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 Denny Behrens Date 5-11-94

Department Approval [Signature] Date 5-11-94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. 7536 Fairly

Utility Accounting [Signature] Date 5-11-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)