

FEE \$ <u>0</u>
TCP \$ <u>0</u>
DRAINAGE FEE \$ <u>0</u>

BLDG PERMIT NO. <u>55998</u>
FILE # <u>SPR-95-172</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2802 F RD

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS NE 28 & Patterson Roads TAX SCHEDULE NO. 2943-063-00-086

SUBDIVISION NONE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11,931

FILING _____ BLK _____ LOT SW 1/4 of 7 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER 1st Ch of the Nazarene NO. OF DWELLING UNITS

BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 1000 N 9th St #8 G.J 81501

NO. OF BLDGS ON PARCEL

(1) TELEPHONE 245-3125

BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT Carl N. Baker, Pastor

USE OF ALL EXISTING BLDGS Church

(2) ADDRESS 1000 n 9th St #8 G.J.81501

DESCRIPTION OF WORK & INTENDED USE: Site

(2) TELEPHONE 245-3125

Development, erect bldg, 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

ONE RSF-4 Landscaping / Screening Required: YES NO

SETBACKS: Front PER APPROVED SITE PLAN from Property Line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Special Conditions: PER APPROVED SITE PLAN

Side _____ from PL Rear _____ from PL

Maximum Height 32'

Maximum coverage of lot by structures _____ CENS.T. 10 T.ZONE 21 ANNEX # 277

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 Caren Baker Date 9-18-95

Department Approval Bill N... Date 12-4-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8797

Utility Accounting Richardson Date 12-5-95

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

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