

#3005-1570-02-3

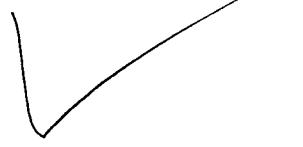
FEE \$	5 -
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	54993
FILE #	

PLANNING CLEARANCE

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

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1350 No. 7th St TAX SCHEDULE NO. ID # 294511415951

SUBDIVISION ROSE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION - 0 -

FILING _____ BLK 1 LOT 1,2,3 SQ. FT. OF EXISTING BLDG(S) ?

(1) OWNER AMERICAN LUTHERAN CHURCH NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 1350 - No 7th St NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 1-970-242-1835 USE OF ALL EXISTING BLDGS CHURCH

(2) APPLICANT FOLKESTAD CONSTRUCTION, DESCRIPTION OF WORK & INTENDED USE: REMODEL
- CHANGE EV. COOLER

(2) ADDRESS 2457 INDUSTRIAL BLVD INTERIOR OF 3 OFFICES - CHANGE 2 WDW

(2) TELEPHONE 1-970-245-1834

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 RMF-32 Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions: Interior remodel -
No change in use

Side _____ from PL Rear _____ from PL
Maximum Height _____
Maximum coverage of lot by structures _____ CENS.T. 5 T.ZONE 33 ANNEX # _____

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 Folkestad Construction by Douglas O. Lyson Date 2-6-96

Department Approval Maria Rodriguez Date 2-6-96

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

Utility Accounting Jackie S. Berry Date 2/6/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9.32C Grand Junction Zoning & Development Code)

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