

FEE \$	_____
TCP \$	_____
DRAINAGE FEE \$	_____

BLDG PERMIT NO. <u>56515</u>
FILE # <u>SUP-95-136</u>

NOTE: Stamped site plan in file w/original plan. dr. *me* ✓

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 <u>765 24 Road</u>	TAX SCHEDULE NO. <u>2701-321-00-064</u>
SUBDIVISION <u>NA</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1500</u>
FILING <u>X</u> BLK <u>X</u> LOT <u>X</u> <u>Grand Jct Baptist Church</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>AKA: Fellowship of Excitement</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) ADDRESS <u>2897 North Av</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>3</u> CONSTRUCTION
(1) TELEPHONE <u>243-3321</u>	USE OF ALL EXISTING BLDGS <u>residence/shop, pumphouse</u>
(2) APPLICANT <u>same</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS _____	<u>construct open air pavillion</u>
(2) TELEPHONE _____	

* 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 <u>RSF-R</u>	Landscaping / Screening Required: YES ___ NO ___
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side _____ from PL Rear _____ from PL	Special Conditions: <u>See attached letter from Kathy Portner</u>
Maximum Height _____	CENS.T. _____ T.ZONE _____ ANN# _____
Maximum coverage of lot by structures _____	

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 <u>[Signature]</u>	Date <u>6/14/96</u>
Department Approval <u>Marcia Rabideaux</u>	Date <u>6-14-96</u>
Additional water and/or sewer tap fee(s) are required: YES ___ NO <u>X</u>	W/O No. <u>N/A - concrete pad w/awning no plumbing</u>
Utility Accounting <u>Miller Fowler</u>	Date <u>6-13-96</u>

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)



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

May 8, 1996

Pastor Daniel Hooper
Fellowship Church
2897 North Avenue
Grand Junction, CO 81501

Dear Pastor Hooper:

I discussed your request for a Planning Clearance to erect one picnic shelter on the Fellowship property at 24 Road and I-70 prior to site plan approval for the entire site with Larry Timm, the Director of Community Development. We agreed to issue the permit for one shelter only at this time. The site plan that was submitted for the Special Use Permit shows three. The risk you assume by putting the shelter up prior to final site plan approval is that required modifications to the site plan could impact the location of the shelter.

A Planning Clearance from our Department and a Building Permit from the Building Department is required to erect the shelter. Please submit a copy of the site plan for the property showing the proposed location. If you have questions, please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy", is written over the typed name.

Katherine M. Portner
Planning Supervisor

xc: Phil Hart, LANDesign