

FEE \$	<u>PL W/SPP</u>
TCP \$	<u>449.50</u>
DRAINAGE FEE \$	<u>0</u>

BLDG PERMIT NO.	<u>56728</u>
FILE #	<u>SPR-96-140</u>

PLANNING CLEARANCE

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

WTCP

5030-0120-01-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 448 S. Camp Rd. - Grand Jct. TAX SCHEDULE NO. 2945-183-00-959

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,901 sq. ft.

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 5,760 sq. ft.

(1) OWNER Liberty Baptist Church Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 448 S. Camp Rd

(1) TELEPHONE 243-5275 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT _____ USE OF ALL EXISTING BLDGS Living/rel. inspection

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: ADD'L FOR

(2) TELEPHONE _____ SUNDAY SCHOOL/RELIGIOUS SPACE

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 RSF-4 Landscaping / Screening Required: YES NO _____

SETBACKS: Front PER ATTACHED SITE PLAN DATED 7-9-96 from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: 1-LIGHT POLES NOT TO EXCEED 25' IN HEIGHT 2-DEDICATION OF SO CAMP ROAD PRIOR TO OCCUPANCY

Maximum Height _____ CENS.T. 14 T.ZONE 63 ANNEX # 95-71
 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 Daniel A Wilkerson Date 5/21/96

Department Approval Bill Nahl Date 7-9-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9335

Utility Accounting Millie Fowler Date 7-10-96

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)