

Planning \$ <u>5.00</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

no work done per Elaine 12/11/97

BLDG PERMIT NO. _____
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 3205 N 12th TAX SCHEDULE NO. Colo. 2945.024.00.959
~~FAX EXEMPT # 90-07566~~

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 10,136

(1) OWNER Unity Center of Light NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 3205 N. 12th St NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (970) 243-3550

(2) APPLICANT Ed Conrad USE OF ALL EXISTING BLDGS CHURCH

(2) ADDRESS 3205 N. 12th St. DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 970-243-3550 Interior Remodel

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 PR-12 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Parking Req't _____

Side _____ from PL Rear _____ from PL Special Conditions: Interior remodel only - changing wall locations

Maximum Height _____
 Maximum coverage of lot by structures _____ Census Tract _____ Traffic Zone _____ Annx # _____

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 [Signature] Date 12/11/97

Department Approval [Signature] Date 12-11-97

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

Utility Accounting [Signature] Date 12-11-97 TR 83314

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)

SEATING

SEATING

Sound

BOOKROOM

INFO
CORNER

ENTRYWAY

PRAYER
TABLE

ADDED
OFFICE
SPACE

OFFICE