

Planning \$ <u>paid</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>no permit needed</u>
FILE # <u>COU-1997-04.26</u> <small>per Ann in Bldg 4-1-98</small>

3004-1810-08-3

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 110 NGth TAX SCHEDULE NO. 2945-113-25-001
 SUBDIVISION Boggs Manor Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) 13,000 sq ft
 (1) OWNER Terry Boggs NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 604 N Ave C/F G 8250/ NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 213-1081 USE OF ALL EXISTING BLDGS none
 (2) APPLICANT Fellowship Church DESCRIPTION OF WORK & INTENDED USE: Boggy up to
 (2) ADDRESS 715 Horizon Dr. Suite #350 code of use for Student Center
 (2) TELEPHONE (970) 213-3321

✓ 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 C-1 Landscaping / Screening Required: YES — NO X
 SETBACKS: Front — from Property Line (PL) or — from center of ROW, whichever is greater Parking Req'mt 40
 Side — from PL — from PL Special Conditions: Approved for temporary use as prepared only.
 Maximum Height — Genus Tract 3 Traffic Zone 35 Annx # —
 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 [Signature] Date 6/18/97
 Department Approval [Signature] Date 7/18/97
 Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. OCCP Approv 100
 Utility Accounting [Signature] Date 7-24-97

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)

Date Submitted: _____



CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: Terry Eggs

Address: 604 N Ave 81501

Telephone: 243-1081

Applicant's Name: Fellowship Church

Address: 715 Horizon Dr Suite 380

Telephone: (970) 243-3321

Location of Property: 1110 N Gth

Tax Parcel No. 2945-113-00-006

Existing Use: none (Pre-existing Student Paint Ball Center)

Proposed Use: Church / Student Ministries (Bible Study, Fellowship)

Other: _____

FOR OFFICE USE ONLY				
Zone: <u>C-1</u>	Setbacks	F:	S:	R:
Special Conditions: <u>Approved for temporary use as proposed. Use proposed in the future will require re-review for conformance with parking and other regulations. *</u>				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

[Signature]
Applicant's Signature

6/19/97
Date

Kathleen M. Porter
Community Development Department Approval

7/18/97
Date

* Sign permit is required for all signage

White - Community Development Dept.

Yellow - Customer