

Planning \$ <u>10.00</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO <u>65488</u>
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 765 A 24 RD TAX SCHEDULE NO. 2701-321-00-000  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1800 #  
 (1) OWNER FELLOWSHIP CHURCH NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 0 CONSTRUCTION  
 (1) ADDRESS 765-A 24 RD G.J CO NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 CONSTRUCTION  
 (1) TELEPHONE 243-3321 USE OF ALL EXISTING BLDGS SINGLE FAMILY/SOROR  
 (2) APPLICANT MCGILVERSON TRUL DESCRIPTION OF WORK & INTENDED USE: Interior  
 (2) ADDRESS 2812 COTTAGE LN G.J remodel to convert SF to office use  
 (2) TELEPHONE 242-8035 for church.

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 PSF-R 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 Interior Only Special Conditions: Office use accessory to  
Church use only  
 Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_  
 Genus Tract 16 Traffic Zone 2 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).

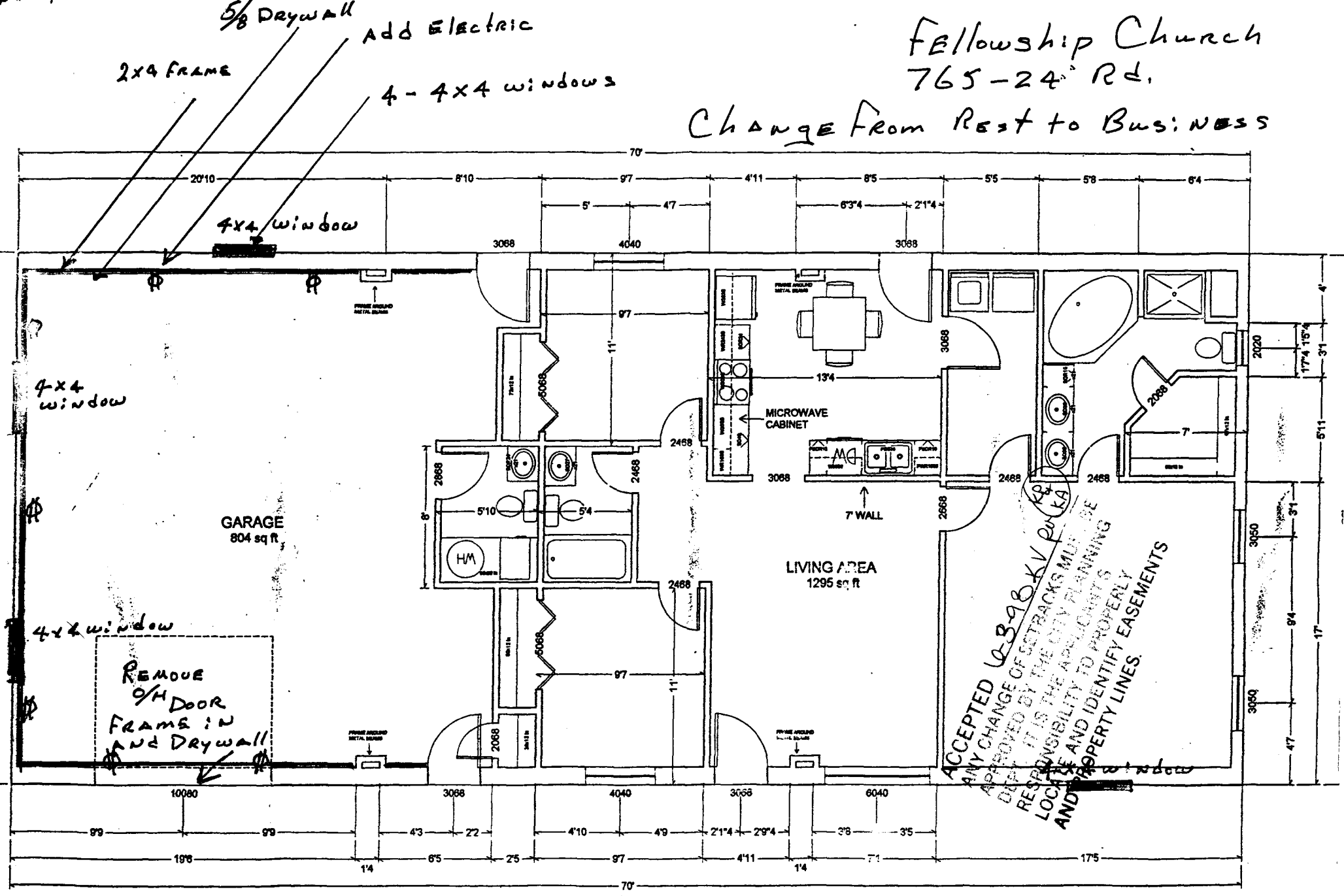
Applicant's Signature \_\_\_\_\_ Date 6/3/98  
 Department Approval [Signature] Date 6/3/98  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO less than \$100 No. 17227-11062  
20 in office TR-85337  
 Utility Accounting [Signature] Date 6-3-93

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)

Fellowship Church  
765-24<sup>th</sup> Rd.

Change From Rest to Business



Mc GLEESON Inc  
242-8035

Merlin  
GLEN

3/16" Scale