

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

BLDG PERMIT NO. <u>W6114</u>
FILE # <u>SPR-1997-058</u>

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 ²⁴/₂₅ Road TAX SCHEDULE NO. 2701-321-00-66

SUBDIVISION ----- SQ. FT. OF PROPOSED BLDG(S)/ADDITION 81,000

FILING ----- BLK ----- LOT ----- SQ. FT. OF EXISTING BLDG(S) 2,000

(1) OWNER Fellowship Church NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2897 North Avenue NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) TELEPHONE 243-3321 USE OF ALL EXISTING BLDGS Residence & Maintenance

(2) APPLICANT Dr. Daniel C. Hooper DESCRIPTION OF WORK & INTENDED USE:
Church worship facilities & offices

(2) ADDRESS 715 Horizon #380

(2) TELEPHONE 243-3321

✓ 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 RSF-R Landscaping / Screening Required: YES NO

SETBACKS: Front 20 from Property Line (PL) or 80/60 from center of ROW, whichever is greater Parking Req'mt as per plan

Side 50 from PL Rear 50 from PL Special Conditions: _____

Maximum Height 32' _____

Maximum coverage of lot by structures 25% 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 Jim A. Hooper Date 2-28-97

Department Approval Kathleen M. Portney Date 7/8/98

Additional water, and/or sewer tap fee(s) are required: YES NO W/O NO. 11374

Utility Accounting R. Raymond Date 7/10/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

Paid
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)