

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

BLDG PERMIT NO. <u>05400</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 Road TAX SCHEDULE NO. 2701-321-00-066

SUBDIVISION        SQ. FT. OF PROPOSED BLDG(S)/ADDITION 30,000 #

FILING        BLK        LOT        SQ. FT. OF EXISTING BLDG(S) 3,600 #

(1) OWNER FELLOWSHIP CHURCH NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 765 24 ROAD G.J NO. OF BLDGS ON PARCEL  
BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) TELEPHONE 245-7729 USE OF ALL EXISTING BLDGS STORAGE / OFFICE

(2) APPLICANT HOLLAND, JVL DESCRIPTION OF WORK & INTENDED USE: CHURCH -  
Foundation Only

(2) ADDRESS P.O. Box 326 G.J

(2) TELEPHONE 242-8035

✓ 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 R5F-R Landscaping / Screening Required: YES X NO       

SETBACKS: Front 20 from Property Line (PL) or 80 from center of ROW, whichever is greater  
Side 50 from PL Rear 50 from PL Parking Req'mt as shown on plan

Maximum Height 32' Special Conditions: FOUNDATION ONLY  
PERMIT - Phase I

Maximum coverage of lot by structures 25% Census 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 [Signature] Date 6/17/98

Department Approval [Signature] Date 6/17/98

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

Utility Accounting [Signature] Date 6/17/98

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)