

|             |                  |
|-------------|------------------|
| Planning \$ | Drainage \$      |
| TCP \$      | School Impact \$ |

BLDG PERMIT NO. 73604-10188  
 FILE # SJP-1998-184

### 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 Rd TAX SCHEDULE NO. ~~4800~~ 2701-321-00-000  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4800 sq. ft.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) under constr.  
 (1) OWNER Fellowship Church NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION  
 (1) ADDRESS 765-24 Rd  
 (1) TELEPHONE 970-245-7729 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 7 CONSTRUCTION  
 (2) APPLICANT Fellowship Church USE OF ALL EXISTING BLDGS Church Usage  
 (2) ADDRESS 765-24 Rd DESCRIPTION OF WORK & INTENDED USE: for  
 (2) TELEPHONE 970-245-7729 Children's Ministry Class rooms

✓ 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 80' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 50' from PL Rear 50' from PL Special Conditions: for 5 modular units  
 Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ Genus Tract 11 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 Barbara J. Allen Date 11/5/98

Department Approval Kathleen M. Portner Date 11/5/98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. See Quote

Utility Accounting EM Cole Date 10/5/98

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

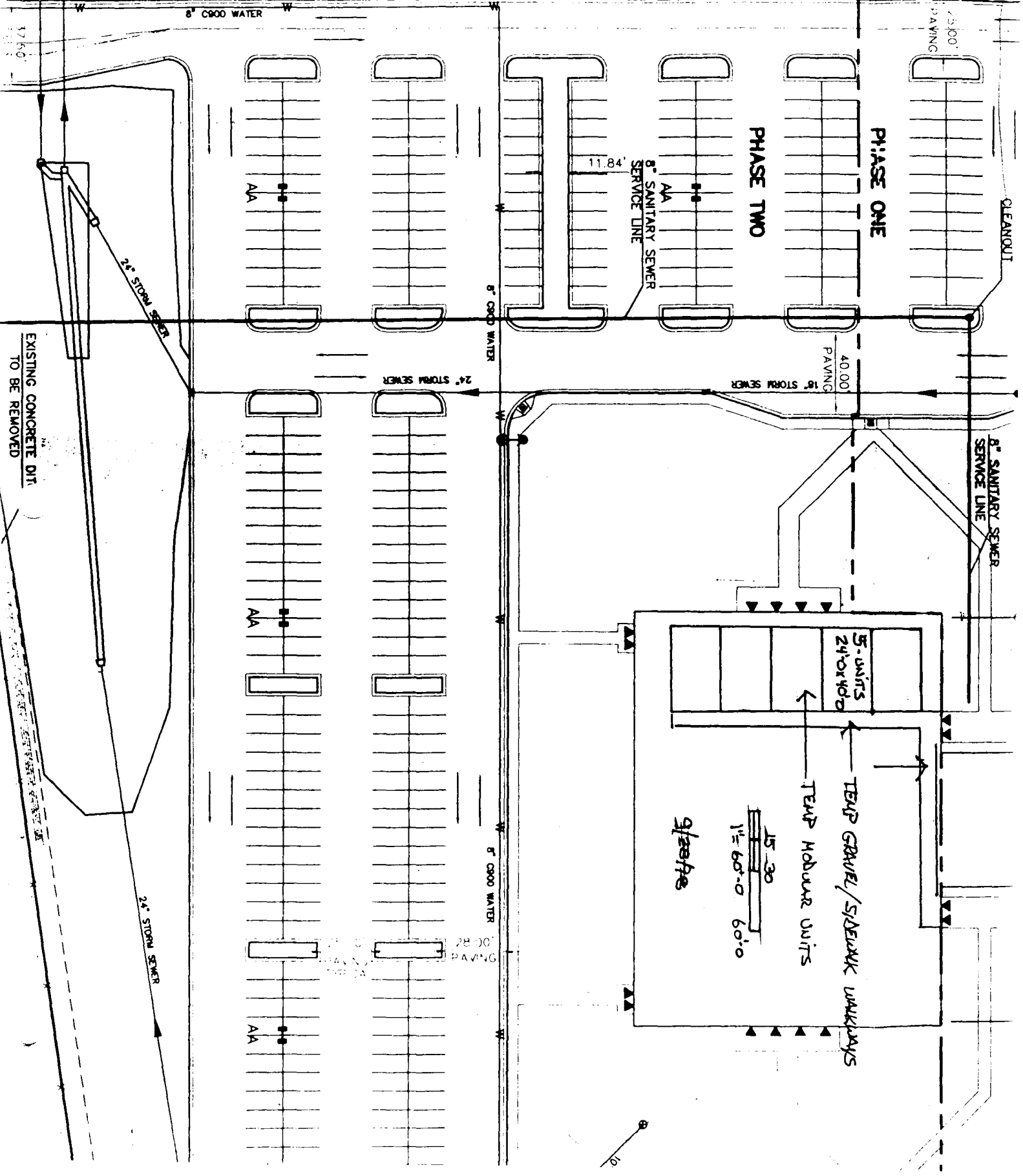
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

32 Ditch ROW

TOP OF DITCH

PHASE LINE

TOP OF DITCH



EXISTING CONCRETE DIT  
TO BE REMOVED

15' 30"  
1 1/2' 60'-0" 60'-0"  
9/20/78

TEMP GRAVEL/SIDEWALK WALKWAYS  
TEMP MODULAR UNITS

75.00'  
PAVING

40.00'  
PAVING

28.00'  
PAVING

11.84'

