

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>64888</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 491 SPARN TAX SCHEDULE NO. 2943-181-05-978

SUBDIVISION SPARN SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION SHED-120 #

FILING — BLK 1 LOT 22 & 23 SQ. FT. OF EXISTING BLDG(S) 2160

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

(1) ADDRESS 491 SPARN NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 245-5112 USE OF ALL EXISTING BLDGS CHURCH SERVICES

(2) APPLICANT ANDREW G. BERENDT DESCRIPTION OF WORK & INTENDED USE:
New Roof / ~~New Roof~~ New Shed

(2) ADDRESS 459 STEPPINGSTONE COURT
CLIFTON, CO. 81520

(2) TELEPHONE 523-9991

✓ 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-2 Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) or 25' from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL

Maximum Height 40' Parking Req'mt —

Maximum coverage of lot by structures — Special Conditions: Roof must not drain onto neighboring property

Genus Tract 7 Traffic Zone 99 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 5-8-98

Department Approval [Signature] Date 5-8-98

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 6076-3780

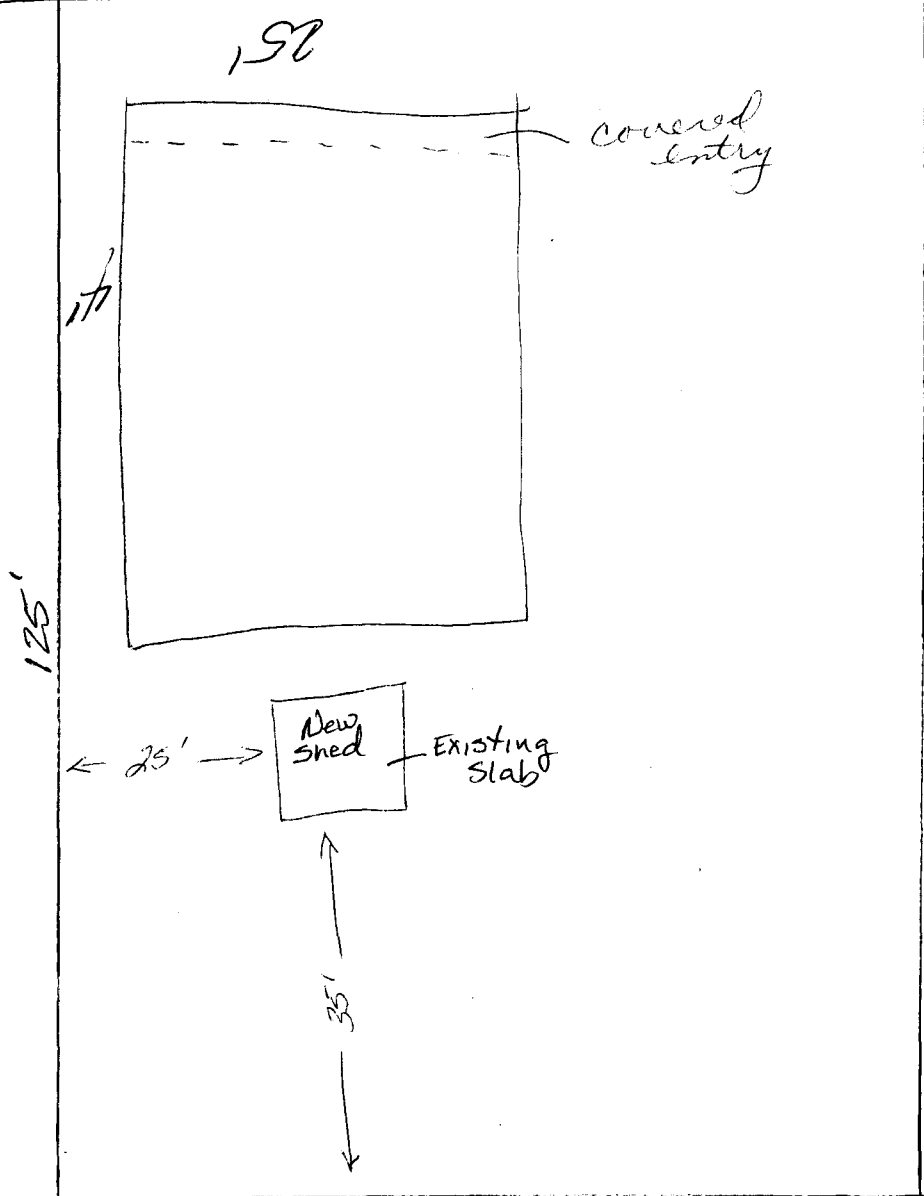
Utility Accounting [Signature] Date 5-8-98 TR 85005

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)

SPARN ST.

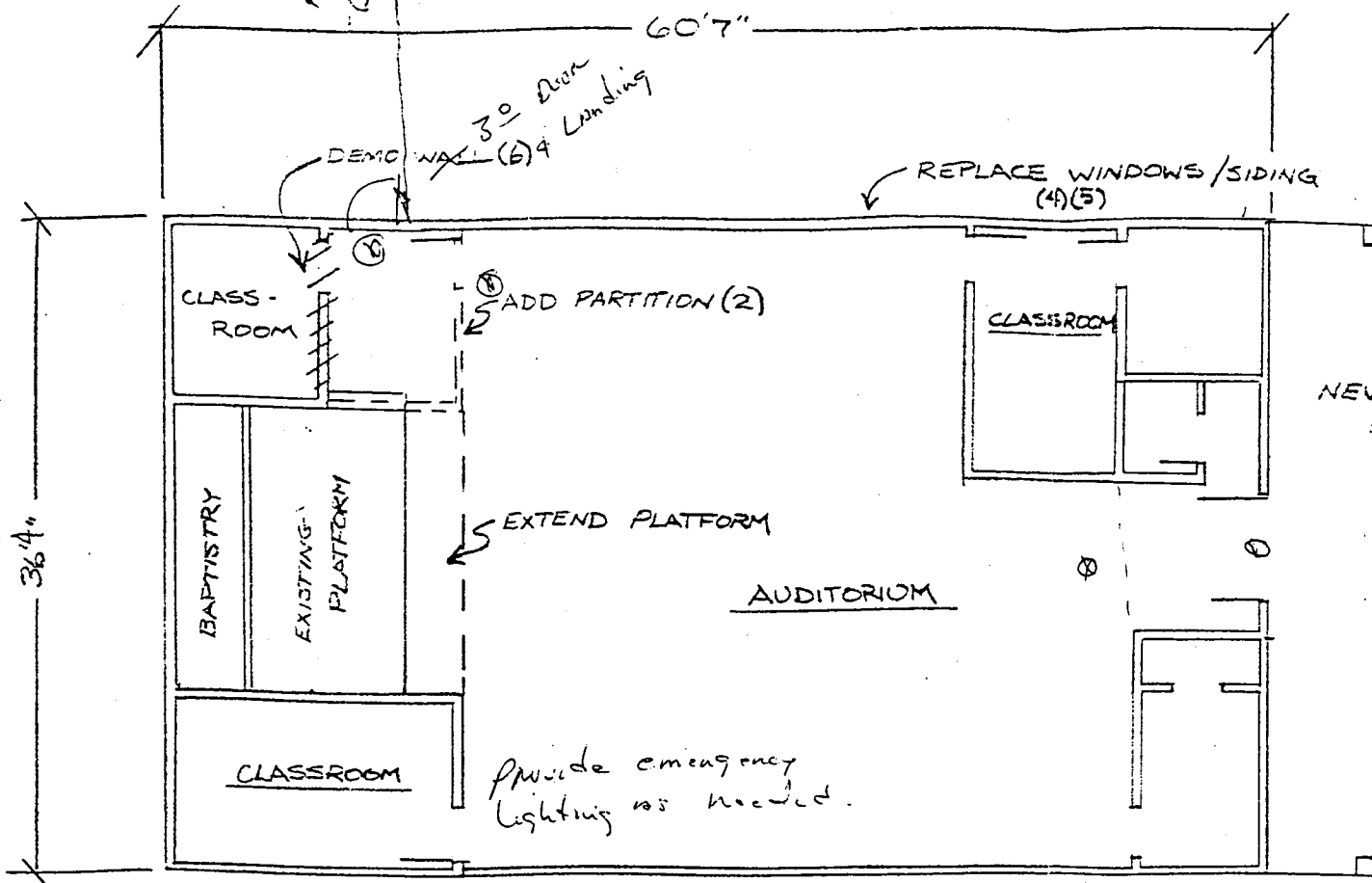
90'



ACCEPTED SLC 5-8-98
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

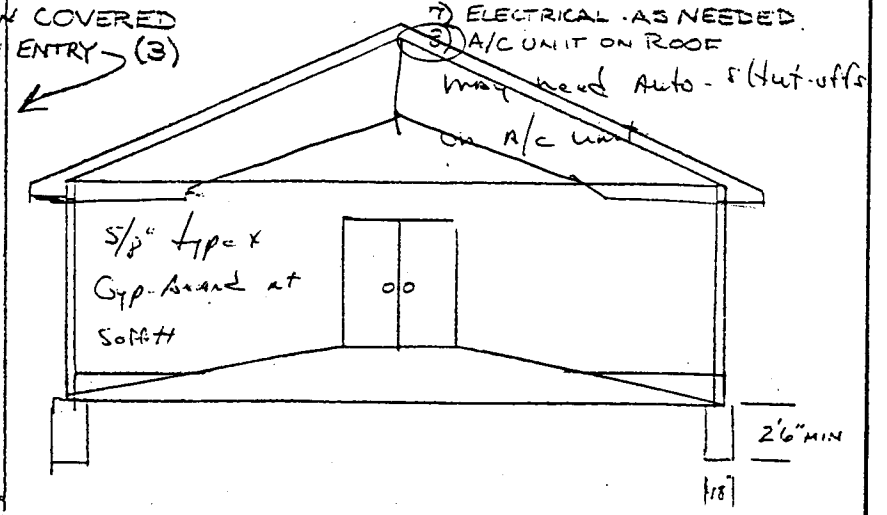
received
4/27/98

DATE	SYM	REVISION RECORD	AUTH	DR.	CK.



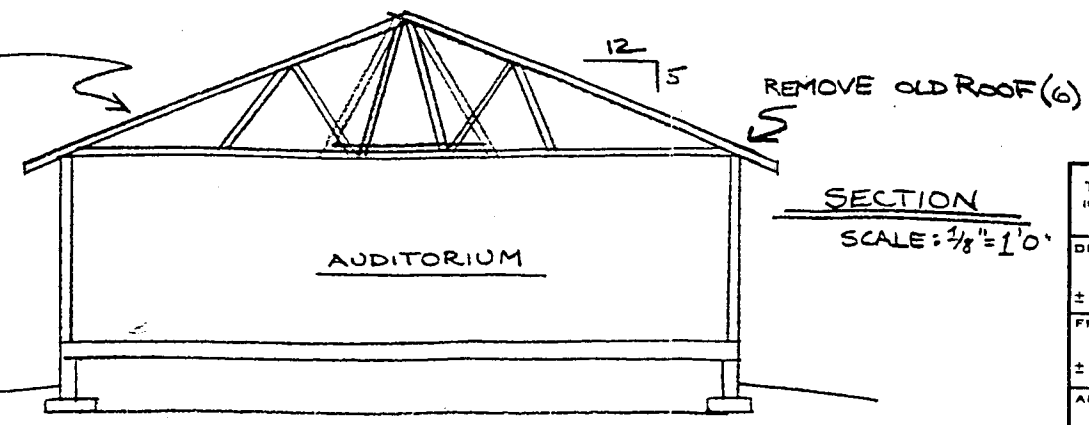
FLOOR PLAN

- NOTE: REMODEL TO INCLUDE:
- 1) NEW TRUSSES AND ROOF
 - 2) ADD CLASSROOM
 - 3) ADD COVERED ENTRY
 - 4) REPLACE WINDOWS
 - 5) NEW SIDING
 - 6) DEMO ROOF/CEILING
 - 7) ELECTRICAL AS NEEDED
 - 8) A/C UNIT ON ROOF



FRONT ELEVATION

- (1) ROOF SECTION
- 3 TAB ASPHALT SHINGLE
 - 30* FELT
 - 5/8" OSB DECKING
 - ENGINEERED TRUSS
 - R-30 INSULATION
 - 5/8" TYPE X DRYWALL



SECTION

ACCEPTED

TOLERANCES (EXCEPT AS NOTED) ONLY		BY REMODEL OF EXISTING BUILDING	
DECIMAL		THIS SHOWN IN PUBLIC S.D.W. MUST BE CLEARED WITH	
± MAKE NO UNAUTHORIZED CHANGES		SCALE 1/8" = 1'0"	DRAWN BY J.W.
FRACTIONAL		APPROVED BY	
± CALL FOR INSPECTIONS		TITLE: VALLEY CHURCH OF CHRIST	
ANGULAR	DATE 17 APR 98	DRAWING NUMBER 1	WORKING INSPECTOR