

Planning \$ 5.00	Drainage \$ NA
TCP \$ NA	School Impact \$ NA

BLDG PERMIT NO. 69245
FILE #

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

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THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1326 No 1st St  
 SUBDIVISION Sherwood Addn  
 FILING 7 BLK 14 LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-113-06-951  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

OWNER First Christian Church  
 ADDRESS 1326 No 1st St  
 TELEPHONE 242 7204

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Church

APPLICANT Wilbur Lucore, Property  
 ADDRESS \_\_\_\_\_  
 TELEPHONE 243-4141

DESCRIPTION OF WORK & INTENDED USE:  
Truss Hip Roof over Flat Roof  
over Fellowship Hall

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

NE RSE-5  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM HEIGHT NA - Cemetery only  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ ANNEX \_\_\_\_\_

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 Grand Junction 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 Wilbur D Lucore  
 Department Approval Tristen K Ashburn

Date 3-22-99  
 Date 3/22/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>293-1104 TR 87053</u>
Utility Accounting	<u>Checkland</u>		Date <u>3-22-99</u>

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

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