

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>71454</u>
FILE # <u>SPR-1999-161</u>

## PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>641 HORIZON DR.</u>	TAX SCHEDULE NO. <u>2945-024-21-958</u>
SUBDIVISION <u>FOUR SQUARE MINOR SUBDIV.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>960</u>
FILING <u>1</u> BLK <u>—</u> LOT <u>1</u>	SQ. FT OF EXISTING BLDG(S) <u>24,112</u>
OWNER <u>INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL</u> <u>LOS ANGELES</u>	NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION
ADDRESS <u>1910 W. SUNSET BLVD, CA. 90026</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>2</u> AFTER <u>3</u> CONSTRUCTION
TELEPHONE <u>(213) 484-2400</u>	USE OF ALL EXISTING BLDGS <u>CHURCH SERVICE &amp; MAINTENANCE SHED</u>
APPLICANT <u>BILL OSBURN</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>3068 D<sup>1</sup>/<sub>2</sub> RD. GRAND JCT CO.</u> <sup>B1504</sup>	<u>RELOCATE PORTABLE CLASS ROOM FROM CENTRAL HIGH TO NEW HORIZON'S CHURCH FOR FOOD/CLOTHING STORAGE.</u>
TELEPHONE <u>(970) 523-1738</u>	

✓ 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 <u>RSF-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>None</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT _____	
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT <u>10</u> TRAFFIC ZONE <u>20</u> 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 <u>Bill Osburn</u>	Date <u>6/22/99</u>
Department Approval <u>Mike Pelletier</u>	Date <u>7/13/99</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. _____
Utility Accounting <u>Daunce</u>			Date <u>7/13/99</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)