

Planning \$ <u>PJW/SPR</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>72044</u>
FILE # <u>SPR-1999-130</u>

PLANNING CLEARANCE

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

JK

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 790 26 1/2 Road TAX SCHEDULE NO. 2701-351-60-001

SUBDIVISION Holy Family Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 127,600 s.f.

FILING _____ BLK _____ LOT One SQ. FT. OF EXISTING BLDG(S) 0 s.f.

(1) OWNER Immaculate Heart of Mary Church NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 2 CONSTRUCTION

(1) ADDRESS 776 Bookcliff Avenue

(1) TELEPHONE (970) 242-6121 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 5 CONSTRUCTION

(2) APPLICANT Slater - Paull & Associates USE OF ALL EXISTING BLDGS N/A

(2) ADDRESS 1515 Anapahoe St. #400 DESCRIPTION OF WORK & INTENDED USE: Church,

(2) TELEPHONE (303) 607-0977 School, Rectory, Garage, Maintenance Building

✓ 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-4 Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req't Per plan
H# 50 from center of ROW, whichever is greater
26 1/2 Side 7 from PL Rear 30 from PL

Special Conditions: All on & off-site improvements to be completed per plan prior to C.O. or DIA for remaining work required

Maximum Height 32' Dome/Bell Tower exempt

Maximum coverage of lot by structures 35% Census Tract _____ Traffic Zone _____ 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 James A. Proulx Date May 19, 1999

Department Approval [Signature] Date 1/31/2000

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 72833

Utility Accounting [Signature] Date 2.2.00

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)