

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>413<sup>00</sup></u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78192</u>
FILE # <u>ANX - 2000-038</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 2648 Cottonwood Dr.  
 SUBDIVISION North Rolling Acres  
 FILING 2 BLK      LOT 9  
 OWNER Grand Junction Bible Missionary Church, INC  
 ADDRESS 2648 Cottonwood Dr.  
 TELEPHONE (970) 245-3511  
 APPLICANT Myron Barker  
 ADDRESS 4344 Kannah CR.  
 TELEPHONE (970) 243-6889

TAX SCHEDULE NO. 2701-352-02-009  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2664  
 SQ. FT OF EXISTING BLDG(S) None  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS       
 DESCRIPTION OF WORK & INTENDED USE: church building - church worship  
PATN

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

TB

ZONE RSF-2  
 SETBACKS: FRONT: 20 from Property Line (PL) or from center of ROW, whichever is greater  
 SIDE: 15 from PL REAR: 30 from PL  
 MAXIMUM HEIGHT 32'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES     

LANDSCAPING/SCREENING REQUIRED: YES  NO   
 PARKING REQUIREMENT: PER SITE PLAN  
 SPECIAL CONDITIONS: PER SITE PLAN  
APPROVED 6-28-2000  
 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 Myron Barker  
 Department Approval Bill Nath

Date 2-29-00  
 Date 6-29-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13209</u>
Utility Accounting	<u>    </u>		Date <u>6/30/00</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)