

Planning \$ <u>5.00</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____



BLDG PERMIT NO. <u>74590</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

BUILDING ADDRESS 401 Grand Ave
 SUBDIVISION Grand & Ct. Co.
 FILING _____ BLK _____ LOT _____
 OWNER 1st Assembly of God Church
 ADDRESS 401 Grand Ave.
 TELEPHONE 970-243-0311
 APPLICANT Dave Schafert Const. INC.
 ADDRESS 177 Tz Trail G.S.Co. 81503
 TELEPHONE 434-7266

TAX SCHEDULE NO. 2945-143-04-006
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 SQ. FT OF EXISTING BLDG(S) 50,000 sq'
 NO. OF DWELLING UNITS: BEFORE 5 AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE Same AFTER Same
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Church
 DESCRIPTION OF WORK & INTENDED USE: Build wall in existing room and Add two Handicapped Rest Rooms

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 B-3
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 2 TRAFFIC ZONE 3U 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.

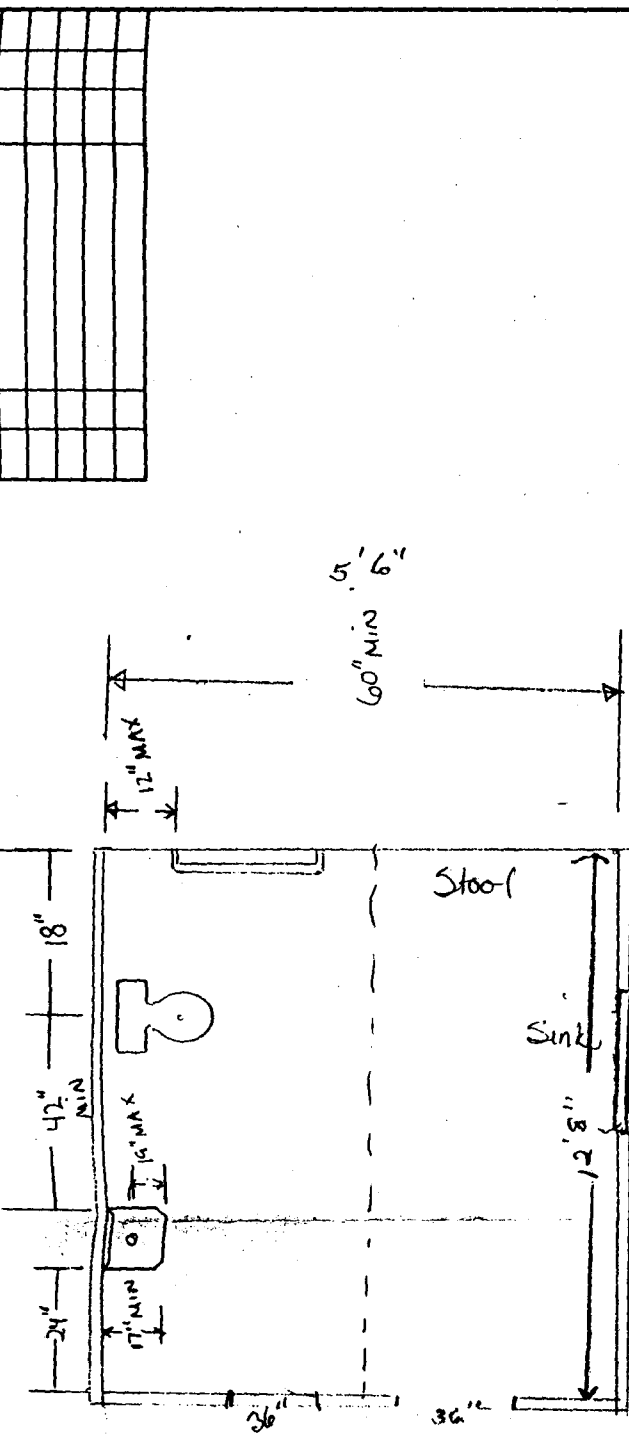
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Dave Schafert Date _____
 Department Approval Walter Dragon Date 4/3/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change in use.</u>
Utility Accounting <u>C. Bensley</u>			Date <u>4/3/00</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)



TOLERANCES (EXCEPT AS NOTED)	1st Assy of Good	
DECIMAL	SCALE	DRAWN BY
±		APPROVED BY
FRACTIONAL	TITLE	
±		
ANGULAR	DATE	DRAWING NUMBER
±		

401 Grand Ave

ACCEPTED *A/ish* 4/2/00
 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.