

Planning \$ Paid	Drainage \$ 1,011. ⁰⁰
TCP \$ 3,300. ⁰⁰	School Impact \$ N/A

BLDG PERMIT NO. 73518
FILE # SPR-1999-264

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

PK

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 641 Horizon Dr.

TAX SCHEDULE NO. 2945-024-21-958

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5,535

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 19,500 ft²

OWNER International Church of Foursquare Gospel

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 1100 Glendale Blvd, L.A. CA 90026

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 5
CONSTRUCTION

TELEPHONE 970 243-2484

USE OF ALL EXISTING BLDGS Church & School

APPLICANT Bob Turner - ALCO Bldg

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 529 25 1/2 Rd 109 B

Add on to existing church and set

TELEPHONE 242-1423

3 additional modular class 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 RSF-1

LANDSCAPING/SCREENING REQUIRED: YES NO *as shown*

SETBACKS: FRONT: _____ from Property Line (PL) or
75' from center of ROW, whichever is greater
SIDE: 15' from PL REAR: 30' from PL

PARKING REQUIREMENT: No additional required

MAXIMUM HEIGHT 32'

SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 10 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 *Robert Turner*

Date 11-11-99

Department Approval *Lori V. Bowen*

Date 1-20-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>See Quote sheet</u>
Utility Accounting	<u><i>Ch Marshall</i></u>		Date <u>1/20/00</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)