

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

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BLDG PERMIT NO. <u>79402</u>
FILE # <u>SPR-1997-058</u>

### PLANNING CLEARANCE

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

17207-11062

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 765 24 Road TAX SCHEDULE NO. 2701-321-15-951

SUBDIVISION NA Fellowship Church SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18,883.59 sq ft

FILING — BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) 87,120 <sup>4</sup>

OWNER Fellowship Church NO. OF DWELLING UNITS: BEFORE 1 AFTER 1

ADDRESS 765 24 Road CONSTRUCTION

TELEPHONE — NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

CONSTRUCTION

APPLICANT Ford Construction Company USE OF ALL EXISTING BLDGS Church

ADDRESS 714 Arrowwest Road DESCRIPTION OF WORK & INTENDED USE: CHILD CARE  
2-3XWK  
EXISTING NOW  
IN CURRENT  
BLDG MOVING  
TO NEW

TELEPHONE 970-245-9343

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) EXISTING EQ'S SUFFICIENT TO COVER THIS

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-R ADDITIONAL Use per plans

LANDSCAPING/SCREENING REQUIRED: YES per plans NO —

SETBACKS: FRONT: 20' from Property Line (PL) or — from center of ROW, whichever is greater

PARKING REQUIREMENT: —

SIDE: 50' from PL REAR: 50' from PL SPECIAL CONDITIONS: See attached plans

MAXIMUM HEIGHT 35'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 5% CENSUS TRACT 16 TRAFFIC ZONE 2 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 Marcy Anderson Date 4-11-01

Department Approval Ronnie Edwards for KP Date 4-11-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>EXISTING</u>
Utility Accounting	<u>KH/QU</u>		Date <u>4/11/01</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)