

Planning \$ <u>2.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>78673</u>
FILE # <u> </u>

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 606 28 3/4 Rd.
SUBDIVISION Grand Junction, Colo.
FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2943-064-00-958
Exempt # 98-0752A
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
ESTIMATED REMODELING COST \$ 450⁰⁰

OWNER Grand Mesa Baptist Church
ADDRESS 606 28 3/4 Rd. G.J.
TELEPHONE 241-7026
APPLICANT Jim Eldridge
ADDRESS 663 29 1/2 Rd G.J.
TELEPHONE 243-1814

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION _____
USE OF ALL EXISTING BLDGS _____
DESCRIPTION OF WORK & INTENDED USE: Remove
Two Hall Walls for overflow
into Sanctuary.
Adding app. 60 Chairs.
Total Seating Est 240. Have 88 parkin
spaces.

✓ 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 RMF-5
PARKING REQUIREMENT: 88 spaces provided
LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SPECIAL CONDITIONS: NONE
INTERIOR REMODEL
CENSUS TRACT 10 TRAFFIC ZONE 45 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.

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 that 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 F. Eldridge
Department Approval [Signature]

Date 02/14/01
Date 02/14/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>2/14/01</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)