

Planning \$ <u>Pd w/ SPR</u>	Drainage \$ <u>153.83</u>
TCP \$ <u>—</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>85456</u>
FILE # <u>55-2001-250</u>

PLANNING CLEARANCE

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

(CC)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1502 NORTH 12TH STREET

SUBDIVISION PROSPECT PARK / REPLAT

FILING BLK 2 LOT 1 / 29 / 30

OWNER CORP. OF THE PRESIDING BISHOP OF CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

ADDRESS 50 EAST NORTH TEMPLE STREET
SALT LAKE CITY, UTAH 84150

TELEPHONE 800-453-3860 (DENNIS CASSIDY)

APPLICANT BILL MIKKELSEN / PFFM - 910 RIDGE RD.
LITTLETON, CO 80120-3751

ADDRESS _____

TELEPHONE 303-798-3970

TAX SCHEDULE NO. 2945-123-13-952 / 958 / 001

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5,186

SQ. FT. OF EXISTING BLDG(S) (ALL TO BE REMOVED)

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 1
 CONSTRUCTION

USE OF ALL EXISTING BLDGS SINGLE FAMILY RELIGIOUS RESIDENCE & EDUCATION

DESCRIPTION OF WORK & INTENDED USE: NEW CONSTRUCTION FOR RELIGIOUS EDUCATION & SOCIAL PURPOSES

✓ 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-8 / RMF-16

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

SIDE: 5' from PL REAR: 10' from PL

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 75%

LANDSCAPING/SCREENING REQUIRED: YES NO

PARKING REQUIREMENT: 19 spaces per plan

SPECIAL CONDITIONS: Per Plan

CENSUS TRACT 6 TRAFFIC ZONE 31 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 WILLIAM MIKKELSEN / PFFM *W.C. Mikkelsen* Date 7 DEC. 2001

Department Approval *Santa Costello* Date 7/12/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>0 w/o # 15102</u>
Utility Accounting	<i>[Signature]</i>		Date <u>7/15/02</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)