

Planning \$ <u>Paid</u>	Drainage \$ <u>521.00</u>
TCP \$ <u>Paid</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>84599</u>
FILE # <u>SPR-2002-072</u>

PLANNING CLEARANCE

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

12466-7768 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2802 Patterson Rd

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER 1st Church of the Nazarene

ADDRESS 2802 Patterson Rd.

TELEPHONE 2453125

APPLICANT Same

ADDRESS _____

TELEPHONE _____

TAX SCHEDULE NO. 2943-063-00-952

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960

SQ. FT. OF EXISTING BLDG(S) 12,000

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Worship + Education

DESCRIPTION OF WORK & INTENDED USE: _____
place modulars on property
for classrooms

✓ 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-4

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

SIDE: 7' from PL REAR: 25' from PL
per plan

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES 50%

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: Existing adequate

SPECIAL CONDITIONS: Phase 1 of 2 phase project

CENSUS TRACT 10 TRAFFIC ZONE 22 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 Wayard E. Hays Date 4/19/02

Department Approval Jeri V. Brown Date April 19, 2002

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O.N. <u>present for sewer</u>
Utility Accounting	<u>Dotie Vander</u>		Date <u>4-19-02</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)