

Planning \$ <u>N/A</u>	Finage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2003-243</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 600 28¹/₄ ROAD ~~2826 F Road~~ TAX SCHEDULE NO. 2943-063-27-951

SUBDIVISION Harvest Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~32,000~~

FILING N/A BLK N/A LOT 1 SQ. FT. OF EXISTING BLDG(S) 0 ^{32,000} #

OWNER Faith Heights (formerly World Harvest Church) NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION

ADDRESS 2829 North Ave, Ste 101, Grd Jct NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2 CONSTRUCTION

TELEPHONE (970) 245-3755 USE OF ALL EXISTING BLDGS Religious Assembly

APPLICANT Ford Construction DESCRIPTION OF WORK & INTENDED USE: Phase 1

ADDRESS 714 Arrowst Rd, Ste A, Grd Jct including new church building (300 seats) including new church building (300 seats)

TELEPHONE (970) 245-9343 maintenance bldg, + irrigation pump house

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-P LANDSCAPING/SCREENING REQUIRED: YES NO

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 35'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

PARKING REQUIREMENT: 1 PER 300 SEATS - 100 REQ.

SPECIAL CONDITIONS: PER APPROVED SITE + 108 PROVIDED LANDSCAPING PLAN. PLANNING CLEARANCE IS FOR PHASE I ONLY. ADDITIONAL PHASES WILL REQUIRE SEPARATE APPROVAL.

CENSUS TRACT _____ 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 Charlie Osborne Date 9-30-2003

Department Approval Scott D. Pitman Date 9-3-2004

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17591</u>
Utility Accounting <u>(initials)</u>			Date <u>9/8/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)