

Planning \$ <u>N/A</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

BUILDING PERMIT NO.
FILE # <u>SPR-2003-234</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 5433 31 ROAD ~~EE~~
 SUBDIVISION 31 Rd Business Park, ~~Health~~
 FILING _____ BLK _____ LOT 1
 OWNER WESTHORE FREWILL Baptist
 ADDRESS 5433 31 ROAD, G.S.
 TELEPHONE 244-8886
 APPLICANT JOAN Galloway
 ADDRESS Box 89 Molina, CO 81646
 TELEPHONE 487-3366

TAX SCHEDULE NO. 2943.094.77.001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 SQ. FT. OF EXISTING BLDG(S) 4900
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Religious Assembly
 DESCRIPTION OF WORK & INTENDED USE: Interior remodel; parking + drainage; church

✓ 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 C-1
 SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 1 PER 3 SEATS - 37 REQ.
 SPECIAL CONDITIONS: PER APPROVED SITE + LANDSCAPING PLAN.
 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 [Signature] Date 24 Sept 03
 Department Approval [Signature] Date 1-30-04

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>2-2-04</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)