

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

JG PERMIT NO.
FILE # <u>SPR-2003-242</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 2170 BROADWAY, GJ

SUBDIVISION UNPLATTED

FILING _____ BLK _____ LOT _____

OWNER CHURCH ON THE ROCK

ADDRESS 2170 BROADWAY GJ

TELEPHONE 242-7625

TAX SCHEDULE NO. 2947.231.00.950

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~20,000~~ 11,500 SF

SQ. FT. OF EXISTING BLDG(S) 13,000 SF

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2

CONSTRUCTION

APPLICANT JOHN CALLOWAY MIB CONSTRUCTION

ADDRESS Box 89, MOLINA, CO. 81646

TELEPHONE 407.3366

USE OF ALL EXISTING BLDGS CHURCH

DESCRIPTION OF WORK & INTENDED USE: New construction
Phase I house, ~~Phase II house~~; site work;
Road & utilities.

.01 x 560 = 5.6 EOW's

✓ 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-3

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

SIDE: 15' from PL REAR: 30' from PL

MAXIMUM HEIGHT 35'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 80%
30

560 CAPACITY

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: 187 spaces Req. 192 provided

SPECIAL CONDITIONS: PER APPROVED PLAN SET.

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 21 Sept 03

Department Approval [Signature] Date 4-6-04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17139</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/6/04</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)