

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>1970.00</u>	School Impact \$ <u>0</u>

JG PERMIT NO.
FILE # <u>MSP-2004-306</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 3205 N 12 ST.

TAX SCHEDULE NO. 2945 024 00 959

SUBDIVISION NONE

SQ. FT. OF EXISTING BLDG(S) 4252

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1300

OWNER UNITY CHURCH

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
 CONSTRUCTION

ADDRESS 3205 N 12 ST

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

CITY/STATE/ZIP BRAND JUNCTION, CO 81506

USE OF ALL EXISTING BLDG(S) Church / STORAGE Shop

APPLICANT GEORGE ATTEBURY

DESCRIPTION OF WORK & INTENDED USE: Remove 2905 sq ft

ADDRESS 3205 N 12 ST

ENTRY Replace w 1000 sq ft

CITY/STATE/ZIP BRAND JUNCTION, CO 81506

Lobby & install elevator

TELEPHONE (970) 243-3550 @ 270 4247

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

& finish basement of 1000 sq ft

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RMF-10</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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]
 Department Approval [Signature]

Date 4/1/04
 Date 3/16/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>3/16/05</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)

Major or Minor Site Plan Approval

Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed upon, established or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on 3/16/2005.

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on 9/16/2005.

Executed By:

Gage Hall Planning 3/16/05
Name and Title Technician Date
Community Development Department
City of Grand Junction, Colorado

10'x20'

GAZARCO

10' UTILITY EASEMENT 8" VCP SAN

OPEN GROUND

LANDSCAPE TERRACE

8'x10' SHED

EXISTING LAWN

PLAY GROUND

4" VCP SAN

BURIED ELEC LINE

PARKING

LANDSCAPING FOR LAKESIDE DR

100'

8'

NEW

15'x16' OFFICE

CHURCH

80'

50'

EXISTING HA

EXISTING LA

210'

69

