

Planning \$ <u>10.00</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>Paid</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR 2002-072</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 2802 Patterson Rd.

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER 1st Church of the Nazarene

ADDRESS 2802 Patterson Rd.

CITY/STATE/ZIP Grand Junction, Co 81506

APPLICANT Same

ADDRESS _____

CITY/STATE/ZIP _____

TELEPHONE _____

TAX SCHEDULE NO. 2943-063-00-952

SQ. FT. OF EXISTING BLDG(S) 13,920^{sq}

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,920

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 5
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) Worship + Education

DESCRIPTION OF WORK & INTENDED USE: _____
Worship + Education

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 <u>RSF-4</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>7'</u> from PL REAR: <u>25'</u> from PL	PARKING REQUIREMENT: <u>Adequate</u>
MAX. HEIGHT <u>35'</u>	SPECIAL CONDITIONS: <u>2nd phase</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>50%</u>	

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 Howard E. Hays Date 4/25/05

Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>Medans</u>	Date <u>4-25-05</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)

Planning \$ <u>10.00</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>2,212.00</u>	School Impact \$ <u>N/A</u>

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FILE # <u>SPR 2002-072</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 2802 Patterson Rd. TAX SCHEDULE NO. 2943-063-00-952

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) 29 960 sq' / 12,000 sq' ^{13,920}

FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 29 960 sq'

OWNER 1st Church of the Nazarene MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 2802 Patterson Rd. NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 5
 CONSTRUCTION

CITY/STATE/ZIP Grand Junction, Co 81506 USE OF ALL EXISTING BLDG(S) Worship + Education

APPLICANT Same DESCRIPTION OF WORK & INTENDED USE: Worship + Education

ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE _____

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 RSE-4 LANDSCAPING/SCREENING REQUIRED: YES _____ NO

SETBACKS: FRONT: 20' from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: 7' from PL REAR: 25' from PL

PARKING REQUIREMENT: Existing Adequate

MAX. HEIGHT 35' SPECIAL CONDITIONS: 2nd phase

MAX. COVERAGE OF LOT BY STRUCTURES 50%

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Applicant's Signature Howard E. Days Date 4/25/05

Department Approval Joni V. Bowen Date April 25, 2005

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>C. Adams</u>			Date <u>4.25.05</u>