

Planning \$ <u>PC</u>	Drains <u>;</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

DG PERMIT NO.
FILE # <u>SPR-2005-171</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 701 24 1/2 Road

TAX SCHEDULE NO. 2701-333-00-952

SUBDIVISION N/A

SQ. FT. OF EXISTING BLDG(S) 6810

FILING - BLK - LOT -

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 12150

OWNER River of Life Alliance Church

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 701 24 1/2 Road

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

CITY/STATE/ZIP Grand Jct. CO 81505

USE OF ALL EXISTING BLDG(S) Church

APPLICANT Marcia Olson

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 520 Lorraine Ct.

CITY/STATE/ZIP Grand Jct. CO 81503

TELEPHONE 523-5949

Addition to existing building for ~~private~~ Sunday school use only (see)

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 <u>X</u> NO <u> </u>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>92 for Phase 2 - Sunday School</u>
SIDE: <u>7'</u> from PL REAR: <u>25'</u> from PL	SPECIAL CONDITIONS: <u>only for church use - (see)</u>
MAX. HEIGHT <u>35'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>.40 far for non-res. class</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 Marcia Olson

Date 6-9-05

Department Approval Patricia Edwards APT

Date 7/14/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>EXISTING 1.75 EGUS SUFFICIENT</u>			Date <u>7/11/06</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)