

Planning \$ <u>Pd</u>	Drainage \$ <u>detaining</u>
TCP \$ <u>15,752.00</u>	School Impact \$ <u>N/A</u>

.DG PERMIT NO.
FILE # <u>SPP 2005-304</u>

underground utilities 7009.50

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 631 26-1/2 ROAD
 SUBDIVISION N.A.
 FILING — BLK — LOT —
 OWNER AMERICAN LUTHERAN CHURCH
 ADDRESS 1350 N. 7TH STREET
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501
 APPLICANT BLYTHE DESIGN + CO
 ADDRESS 618 ROOD AVE
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501
 TELEPHONE 970-242-1095

TAX SCHEDULE NO. 2945-023-00-001
 SQ. FT. OF EXISTING BLDG(S) 0 - AFTER DEMO
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~~4,827~~
1st phase 13,327 sq
MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 7 AFTER 7 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) RESIDENTIAL

DESCRIPTION OF WORK & INTENDED USE: BUILD NEW RELIGIOUS ASSEMBLY FACILITY & ASSOC

~~SPACE BUILDING; FUTURE EDUCATION FACILITY~~

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-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>1sp/3seats (134sp - this phase 137 provided)</u>
SIDE: <u>15'</u> from PL REAR: <u>30'</u> from PL	SPECIAL CONDITIONS: <u>will be done in 2 phases - 2 phase will be a separate site plan review</u>
MAX. HEIGHT <u>35'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR .40</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 [Signature] Date 11-22-04
 Department Approval Ronnie Edwards Planner Date 6/22/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19331</u>
Utility Accounting <u>Kate Gensberg</u>	Date <u>7/25/06</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)