

Planning \$ <u>PA</u>	Drain \$ <u>—</u>
TCP \$ <u>1,143.00</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO.
FILE # <u>MSP 2006 113</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

*Existing
Acct.*

13025-8141

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 632 26 1/2 Road
 SUBDIVISION N/A
 FILING — BLK — LOT —

TAX SCHEDULE NO. 2945-024-00-952
 SQ. FT. OF EXISTING BLDG(S) 3055
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 967

OWNER St Paul Ev. Lutheran Church
 ADDRESS 632 26 1/2 Road
 CITY/STATE/ZIP Grand Junction, CO 81506
 APPLICANT DKB Construction Socs
 ADDRESS 507 Fruitvale Ct.
 CITY/STATE/ZIP Grand Junction, CO 81504
 TELEPHONE 970-434-3430

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Church
 DESCRIPTION OF WORK & INTENDED USE: Class-room, Office & Handicap Rest room

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 <u>—</u> NO <u>X</u>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>shared parking</u>
SIDE: <u>15'</u> from PL REAR: <u>30'</u> from PL	SPECIAL CONDITIONS: <u>agreement w/ adjacent property to the south (SS-2006-088)</u>
MAX. HEIGHT <u>35</u>	<u>parking lot to be constructed w/ Lot 2 developmt.</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 Dennis R. Bayman Date 04/05/06
 Department Approval Ponnie Edwards TB Date 5/10/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>U. Bensley</u>			Date <u>5/16/06</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)