

Planning \$ <u>Pd.</u>	Drainage <u>NONE</u>
TCP \$ <u>42,700.00</u>	School Impact \$ <u>N/A</u>

BUILDING PERMIT NO.
FILE # <u>SPR-2007-273</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

17207-11062

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 765 24 Road.

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2701-321-15-951

SQ. FT. OF EXISTING BLDG(S) 93,297 sq. ft.

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 35,000 sq. ft.

OWNER Fellowship Church of Grand Junction Inc.

ADDRESS 765 24 Rd. Unit A

CITY/STATE/ZIP Grand Junction, CO 81505

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

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

APPLICANT Ford Construction Co.

ADDRESS 714 Arrowest Rd. Suite A

CITY/STATE/ZIP Grand Junction, CO 81505

TELEPHONE (970) 245-9343

USE OF ALL EXISTING BLDG(S) office, warehouse, church

DESCRIPTION OF WORK & INTENDED USE: _____
New Sanctuary for Worship.

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>R-R</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>50'</u> from PL REAR: <u>50'</u> from PL MAX. HEIGHT <u>35'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <u>Yes</u> NO _____ PARKING REQUIREMENT: <u>as per approved site plan.</u> SPECIAL CONDITIONS: <u>No C.O. until improvements are complete and determination by Planning Commission on ped. lighting.</u>
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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 Danell L. Brown Date 8-30-07

Department Approval Luis V. Boman Date Dec. 28, 2007

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Existing</u>
Utility Accounting <u>Dotie Kauer</u>			Date <u>12/28/07</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)

OK