

Planning \$ <u>PA</u>	Drainage <u>N/A</u>
TCP \$ <u>4,460.32</u>	School Impact \$ <u>N/A</u>

DG PERMIT NO.
FILE # <u>SPR 2007-217</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

108741-8146

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 631 26 1/2 ROAD
 SUBDIVISION NA
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-023-00-001
 SQ. FT. OF EXISTING BLDG(S) 13,327 SF
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3,608 SF

OWNER AMERICAN LUTHERAN CHURCH
 ADDRESS 730 BUNTING AVE
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE NA AFTER NA
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT BLYTHE GROUP + CO.
 ADDRESS 618 ROOD AVE
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501
 TELEPHONE 970-242-1058

USE OF ALL EXISTING BLDG(S) RELIGIOUS ASSEMBLY
 DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
NEW FELLOWSHIP HALL ADDITION TO RECENTLY
CONSTRUCTED CHURCH BUILDING

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-1</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>15'</u> from PL REAR: <u>30'</u> from PL MAX. HEIGHT <u>35'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR .4</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>per plans</u> SPECIAL CONDITIONS: <u>dated 7/12/07</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 Julie Sizelove Date 07/19/07
 Department Approval Ronnie Edwards Date 7/27/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting			Date <u>8-27-07</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)