

|                                      |  |                            |
|--------------------------------------|--|----------------------------|
| Planning \$ <u>0</u> <i>PD</i>       | Drainage \$ <u>0</u> <i>pd w/ Phases 1 detention pond area</i> | BLDG PERMIT NO.            |
| TCP \$ <u>0</u> <i>PD previously</i> | School Impact \$ <u>N/A</u>                                    | FILE # <u>SPR 2008 016</u> |

**PLANNING CLEARANCE** *won't be done before 3/16*

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

**Grand Junction Community Development Department** *1.75 EQU*

THIS SECTION TO BE COMPLETED BY APPLICANT

*# 3125 additional fee due Security for 150 seats will be added*

BUILDING ADDRESS 701 24 1/2 RD

SUBDIVISION Pomona Park

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 58

OWNER Robert Story

ADDRESS 701 24 1/2 RD

CITY/STATE/ZIP GJ. CO. 81505

APPLICANT Austin Civil Group

ADDRESS 336 Mark ST. Suite 203

CITY/STATE/ZIP GJ. CO. 81501

TELEPHONE 242-7540

TAX SCHEDULE NO. 2701-333-00-952

SQ. FT. OF EXISTING BLDG(S) 6,909

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 8,458

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) Religious

DESCRIPTION OF WORK & INTENDED USE: Expansion of Building & Parking lot.

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-4</u>  | LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ |
| SETBACKS: FRONT: <u>20</u> from Property Line (PL) or _____ from center of ROW, whichever is greater | PARKING REQUIREMENT: <u>82 req'd - 145 provided</u>   |
| SIDE: <u>7</u> from PL REAR: <u>25'</u> from PL  | SPECIAL CONDITIONS: _____                             |
| MAX. HEIGHT <u>35'</u>   | _____   |
| MAX. COVERAGE OF LOT BY STRUCTURES <u>.4 FAR</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 Rita Story *01971-34569* Date 1/2/08

Department Approval Ronnie Edwards Date 4/30/08

|  |                                |
|--|--------------------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u># 3125-add 1.75</u> |
| Utility Accounting <u>Marshall Cole</u>  | Date <u>3/27/08</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)