

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>3,518.17</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2007-135</u>

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

EXISTING - ADCT.
100760-7638-

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1235 BOOKCLIFF AVE. TAX SCHEDULE NO. 2945-122-42-001
 SUBDIVISION ARAVINGTON POINTE SUBD. SQ. FT. OF EXISTING BLDG(S) N/A
 FILING _____ BLK _____ LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 5,566 SF
 OWNER CHRIST CENTER MULTI-FAMILY:
 ADDRESS 140 S. Peach St NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CITY/STATE/ZIP Franta CO 81521 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 APPLICANT CHRIST CENTER USE OF ALL EXISTING BLDG(S) COMMUNITY CENTER
 ADDRESS 140 S. Peach PROPOSED
 CITY/STATE/ZIP Franta CO 81521 DESCRIPTION OF WORK & INTENDED USE:
 TELEPHONE 970 250-5236 CONSTRUCTION OF THE CHRIST CENTER
BELOWING EXISTING WTR TAP FOR

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 R-24 LANDSCAPING/SCREENING REQUIRED: YES NO *Comm Center*
 SETBACKS: FRONT: 20' from Property Line (PL) or 17 SPACES SWR
 SIDE: 5' from PL REAR: 10' from PL SPECIAL CONDITIONS: PER APPROVED SITE AND CONSTRUCTION PLANS. *NO ADDITIONAL FEE*
 MAX. HEIGHT 40'
 MAX. COVERAGE OF LOT BY STRUCTURES 80%
 OCT 15 2008

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 10/15/08
 Department Approval [Signature] Date 10-15-08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21252</u>
Utility Accounting	<u>T. Beasley</u>		Date <u>10/15/08</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)