

DATE SUBMITTED: 7/22/85

PERMIT # 23678

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 491 Spahn

SQ. FT. OF BLDG: 60 x 14

SUBDIVISION: Spahn Sub.

SQ. FT. OF LOT: 10,800 90x120

FILING # _____ BLK # 1 LOT # 22423

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2943-181-05-021

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
one - church

PROPERTY OWNER: Mrs. Paul Reed

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2431 Bunting Ave

Church services

PHONE: 245-0870

DESCRIPTION OF WORK AND INTENDED USE:
Mobile Home - Temporary Classroom

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 40' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 7

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: fire protection verified w/ fire dept. for use anticipated

Mobile home may remain on site for a period of 1 year & must be removed at that time. Extension will require separate approval.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7/22/85

APPROVED BY: Kathy Postma (BG)

Rev. B. J. Holman
SIGNATURE

Covenant Christian Assembly of God Church
491 Sparr St.
Grand Junction, CO, 81501

1100 B.L. Hoferman

