

C.O. released 9/28/88

DATE SUBMITTED: 12-29-87

PERMIT # 29391

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1060 North ave G.J.

SQ. FT. OF BLDG: 14,680

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: -0-

TAX SCHEDULE NUMBER:
2945-114-23-951

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Saint Matthew's Episcopal Church

USE OF ALL EXISTING BUILDINGS:
Church

ADDRESS: 1060 N AVE Grand Junction

PHONE: 242-3293

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

DESCRIPTION OF WORK AND INTENDED USE:
Remodel and addition - Church

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F#87-4 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 5

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 33

LANDSCAPING/SCREENING: existing & proposed

SPECIAL CONDITIONS: FOA file # 87-4 vary F4 setback from 55 to 51 feet

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE 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: 12-29-87

APPROVED BY: Kathy Postner

William C. Price
SIGNATURE



Saint Matthew's Episcopal Church

P.O. BOX 776
GRAND JUNCTION, COLORADO 81502

OFFICE (303) 242-3293
RECTORY - 243-1300

THE REVEREND RICHARD W. FOSTER, RECTOR

September 27, 1988

Ms. Kathy Portner
Grand Junction Planning Department
250 North 5th Street
Grand Junction, CO 81501

Dear Kathy:

Thank you for your letter of September 15 concerning the landscaping at Saint Matthew's Church.

We have now completed the landscaping at the front of the church, bordering North Avenue. Ten pfitzers have been placed in front of the church and eight pyracanthas have been placed behind the wall fronting on North Avenue. Both of these areas have also been covered with bark over a weed barrier. Potentilla has been ordered from Book-cliff Gardens to complete the landscaping in the church lawn. These are to be placed on the west side of the lawn in front of the basement windows in Bishop Ingley Hall, the building on the west.

Faithfully yours,

Richard W. Foster