

DATE SUBMITTED: 8/29/88

PERMIT # 31090

FEE N/C

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2702 Pattison

SQ. FT. OF BLDG: see file

SUBDIVISION: ~~2945-013-00-951~~ Fairmount 346

SQ. FT. OF LOT: see file

FILING # \_\_\_\_\_ BLK # 13 LOT # 45946

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-013-00-951/959

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Berkchiff Baptist Church

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 2702 Pattison

Church & school

PHONE: 243-6022

DESCRIPTION OF WORK AND INTENDED USE:

Change in use from change #84-81 to school

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

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### FOR OFFICE USE ONLY

ZONE: R5F-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_ see file # 84-81

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_ see file

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: see file

SPECIAL CONDITIONS: Approval as per Minor Change # 84-81

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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: 8/29/88

APPROVED BY: Kathy Portner

[Signature]  
SIGNATURE