

DATE SUBMITTED: 12-12-91

PERMIT NO. 40671

FEE \$ 255

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3940 27 1/2 Rd.

SQ. FT. OF BLDG: 20,250 *17,500*

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: 8 acres

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-011-00-100

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER First Presbyterian Church.

USE OF EXISTING BUILDINGS: N/A (Residential House)

ADDRESS 622 white ave

DESCRIPTION OF WORK AND INTENDED USE: New Church.

TELEPHONE: 242-1923

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE RSF-4

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

SETBACKS: FRONT \_\_\_\_\_

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

SIDE \_\_\_\_\_ REAR AS PER PLAN

CENSUS TRACT: 10 TRAFFIC ZONE: 21

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

PARKING REQ'MT AS PER PLAN APPROVAL

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: Revocable Permit req'd for Landscaping.

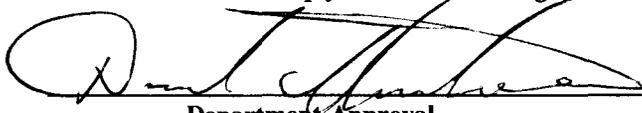
Installation required prior to issuance of Certificate of Occupancy

All conditions of Conditional Use Permit / Site Plan including installation of Landscaping is required prior to ISSUANCE of C.O.

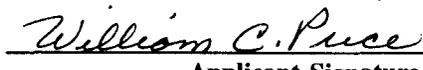
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 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.



Department Approval



Applicant Signature

1-2-92

Date Approved

12-12-91

Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

File # A3-90