

DATE SUBMITTED: 8/28/91

PERMIT NO. 39609

FEE \$ 10.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 539-28 1/2 Rd.

SQ. FT. OF BLDG: 14' x 68

SUBDIVISION: Tula Sub. 1st add

SQ. FT. OF LOT: \_\_\_\_\_

FILING NO. \_\_\_\_\_ BLK NO. 2 LOT NO. 3

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NO: 2943-073-02-957

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Book Cliff Church Trust

USE OF EXISTING BUILDINGS: Church

ADDRESS: Same

DESCRIPTION OF WORK AND INTENDED USE: Classrooms

TELEPHONE: 942-2977

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

NE RSF-8

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

SETBACKS: FRONT 20

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

SIDE 5 REAR 15

CENSUS TRACT: 6

MAXIMUM HEIGHT 32

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: FILE 55-91, AS PER FILE

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.

Kurt M. Jones  
Department Approval  
8/28/91  
Date Approved  
KIM  
C/O 11/1/91

Arthur Butts  
Applicant Signature  
Date 8/26/91

\*\*\* Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).