

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

-2855-01-4

THIS SECTION TO BE COMPLETED BY APPLICANT

(952)

BLDG ADDRESS 629 27 1/2 ROAD TAX SCHEDULE NO. 294501300958

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 13,100

(1) OWNER CALVARY BIBLE CHURCH NO. OF DWELLING UNITS  
 BEFORE: — AFTER: — THIS CONSTRUCTION

(1) ADDRESS 629 27 1/2 ROAD NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 242-9121 USE OF EXISTING BLDGS church

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: storage shed

(2) ADDRESS —

(2) TELEPHONE —

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater  
 Side 3' from PL Rear 10' from PL

Parking Req'mt —

Special Conditions —

Maximum Height 32'

CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7-8-94

Department Approval [Signature] Date 7-8-94

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A

Utility Accounting Millie Fowler Date 7-8-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CALVARY BIBLE CHURCH

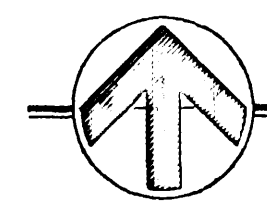
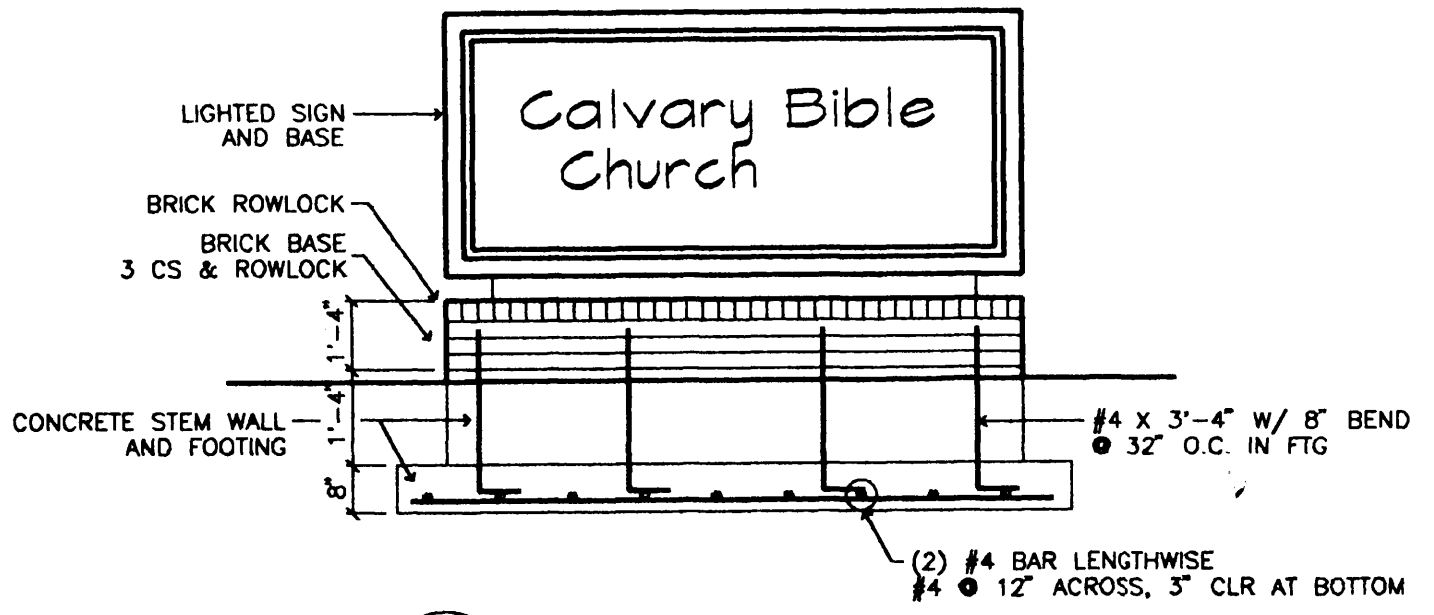
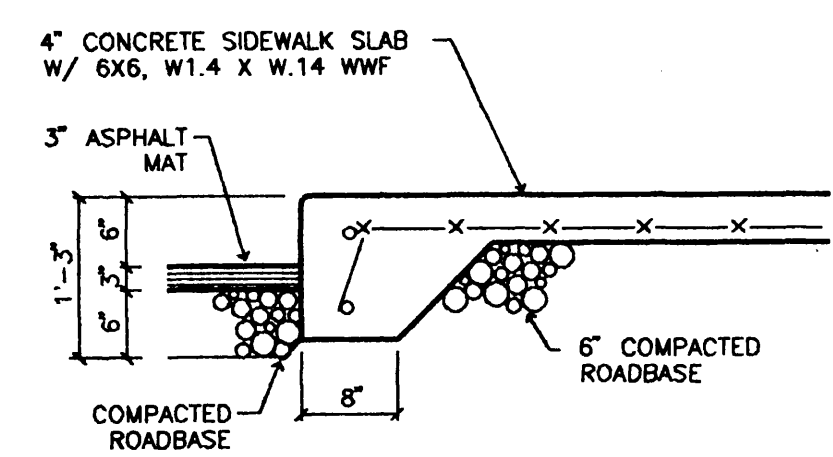
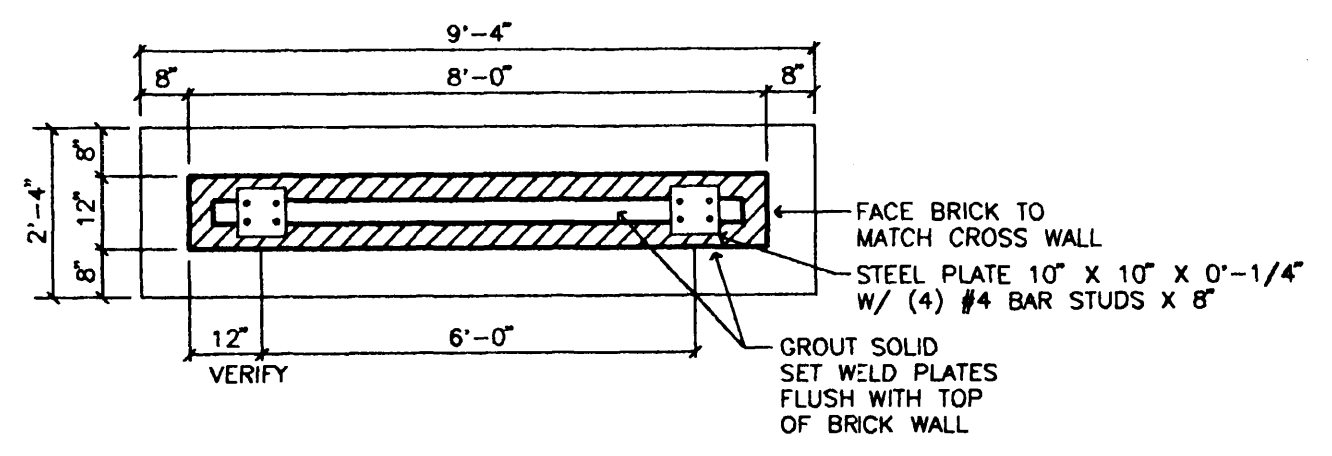
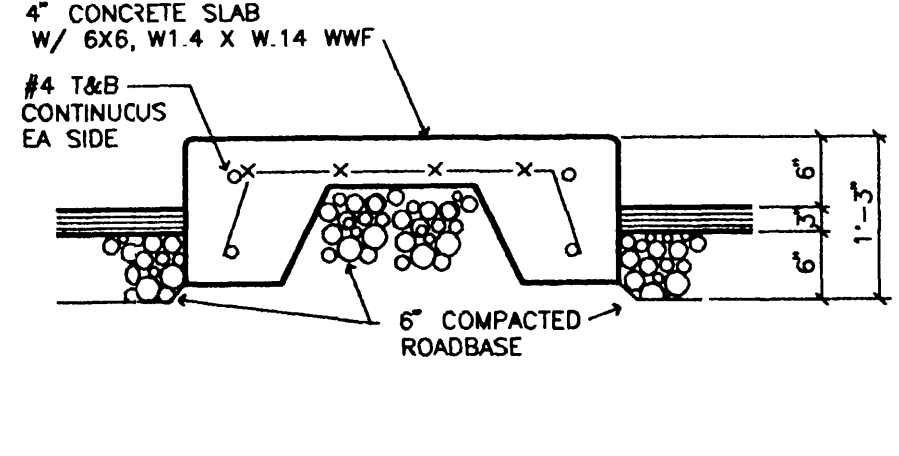
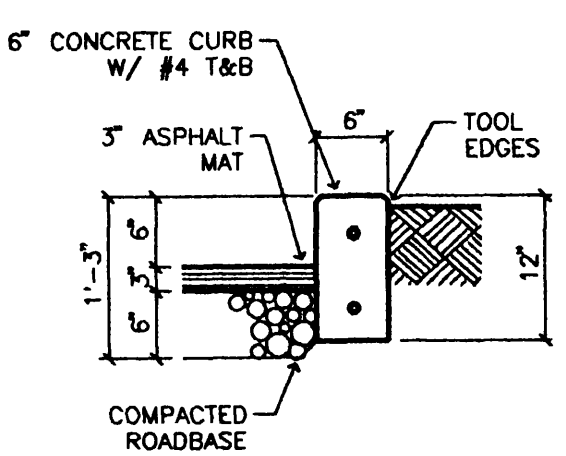
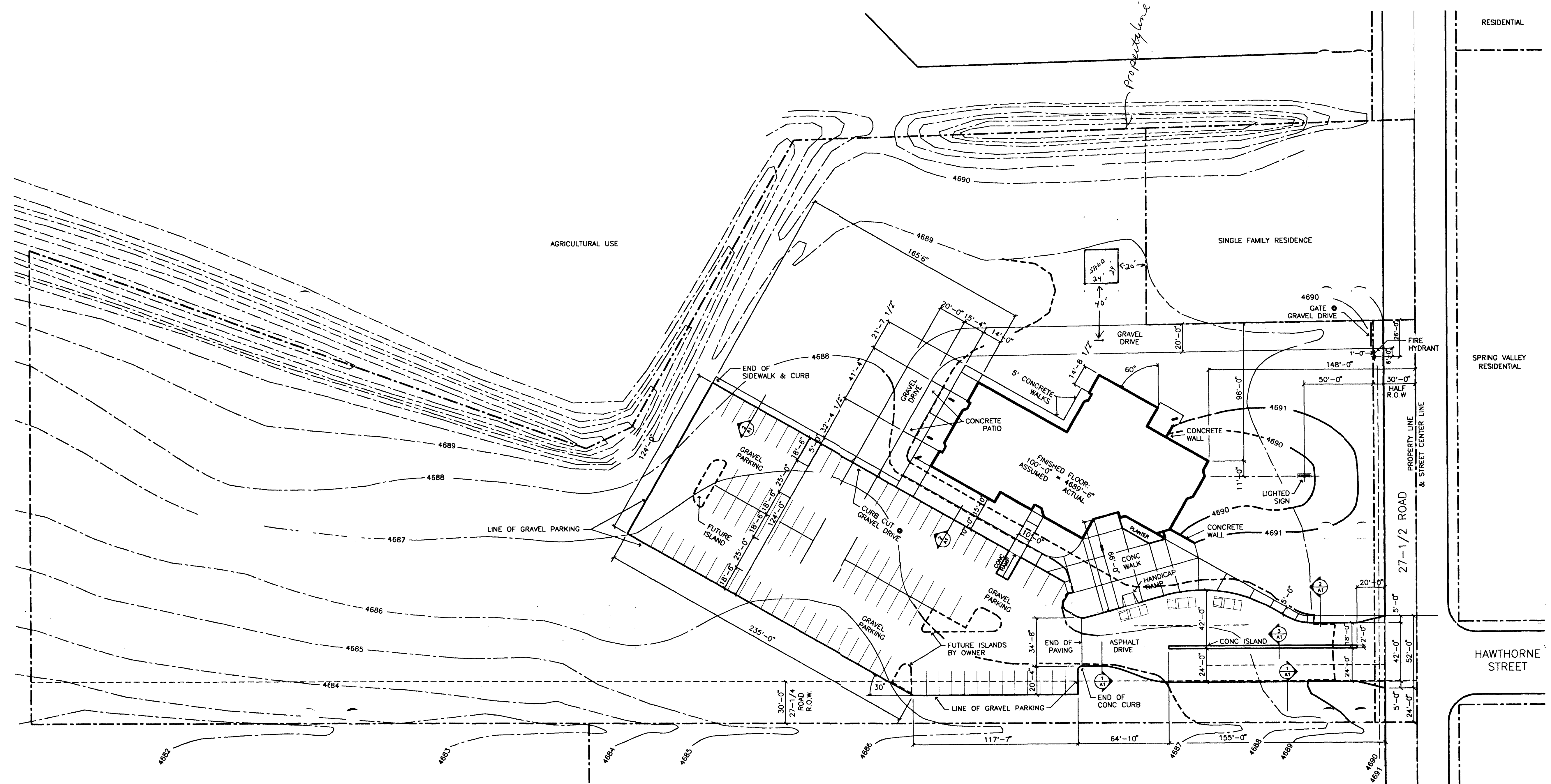
Date

07/08/94

Revisions

Sheet No.

AIR



SITE PLAN

1" = 40'-0"

FINISHED FLOOR:  
100'-0" = 4689'-6"  
ASSUMED ACTUAL

--- EXISTING CONTOUR  
- - - NEW CONTOUR

PROVIDE FINISHED GRADES AS INDICATED BY EXISTING & NEW CONTOURS  
LANDSCAPING & SPRINKLER SYSTEM BY OWNER

GRADE PARKING AREA WITH EXISTING GRADES AND DRAINAGE  
TO THE SOUTH AND SOUTHWEST. COMPACT 6" CLASS 6 ROADBASE  
ON GRADED PARKING AREA, AND SPREAD 1" - 1-1/2" LAYER  
OF CLEAN, 3/4" GRAVEL

ACCEPTED FOR PERMIT  
DATE 7/8/94  
BY [Signature]  
CITY ENGINEER  
AND PROJECT ENGINEER