

FEE-\$ N/C

BLDG PERMIT NO. 48995

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 253 White Ave TAX SCHEDULE NO. 2945-143-11-951

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK 98 LOT 14Hra16 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER St Josephs Church NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 3rd + White

(1) TELEPHONE 243-0209 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 CONSTRUCTION

(2) APPLICANT St Josephs Church USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 253 White DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 243-0209 Concrete Patio + Driveway

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B3 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 0' from Property Line (PL) or Parking Req'mt \_\_\_\_\_  
\_\_\_\_\_ from center of ROW, whichever is greater

Side 10'\* from PL Rear 0' from PL Special Conditions: covered carport may extend upto 5'- but not to be enclosed

Maximum Height \_\_\_\_\_ CENSUS TRACT 13 TRAFFIC ZONE 42

Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature David J. Corners Date 6/8/94

Department Approval Bonnie Edwards (KP) Date 6/8/94

Additional water and/or sewer (tap) fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 2001-0140-01-8

Utility Accounting [Signature] Date 6-8-94

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

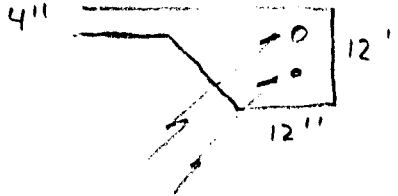
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Existing Structure

LATTICE COVERED PATIO AREA

Property Line

Detail 1

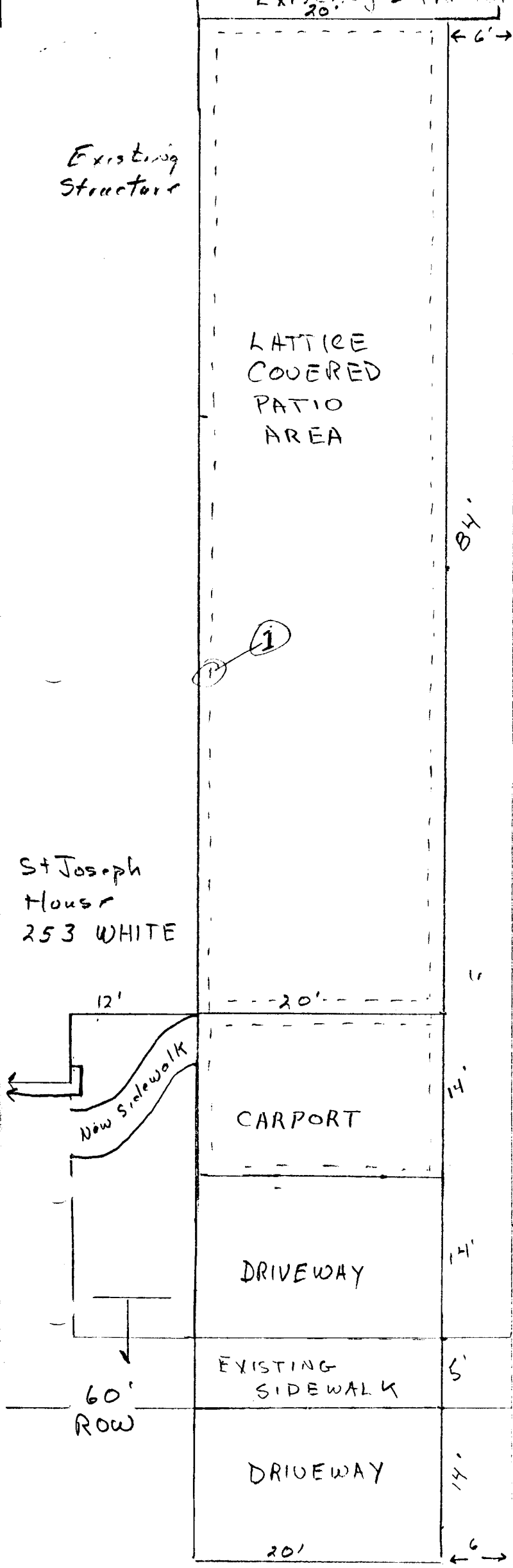


2 #4 @ Perimeter

3000 Psi Concrete  
in Monolithic  
Construction

St Joseph  
House  
253 WHITE

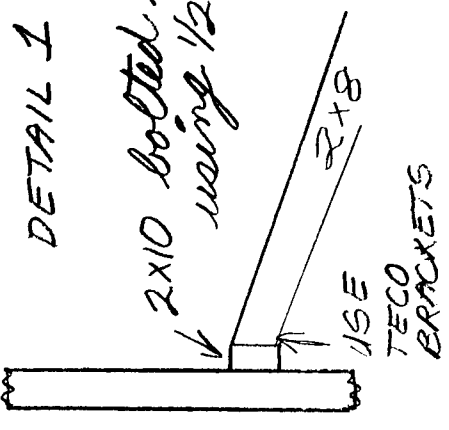
ACCEPTED *D. Edwards (KP)*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. 6/18/94



WHITE AVE

DETAIL 1

2x10 bolted to existing wall using 1/2" lag bolts & anchors 2' O.C.



DETAIL 2

