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BLDG PERMIT NO.	53460
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 751 ~~802~~ Wellington Ave TAX SCHEDULE NO. 2945-111-02-951

SUBDIVISION Bishop of Pueblo SQ. FT. OF PROPOSED BLDG(S)/ADDITION 768

FILING — BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 16x48

(1) OWNER Immaculate HEART Church NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 776 Bookcliff NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 245-2505 USE OF EXISTING BLDGS _____

(2) APPLICANT DAVID A. GARRICK DESCRIPTION OF WORK AND INTENDED USE: Storage

(2) ADDRESS 1828 W. 7th #B (2) TELEPHONE 241 8034 - 256-2897

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 B-1 Maximum coverage of lot by structures _____

SETBACKS: Front 40' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 0 to 10' from PL Rear 0' to 10' from PL Special Conditions _____

Maximum Height 40' CENS.T. 5 T.ZONE 27 ANN# _____

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 09/13/95

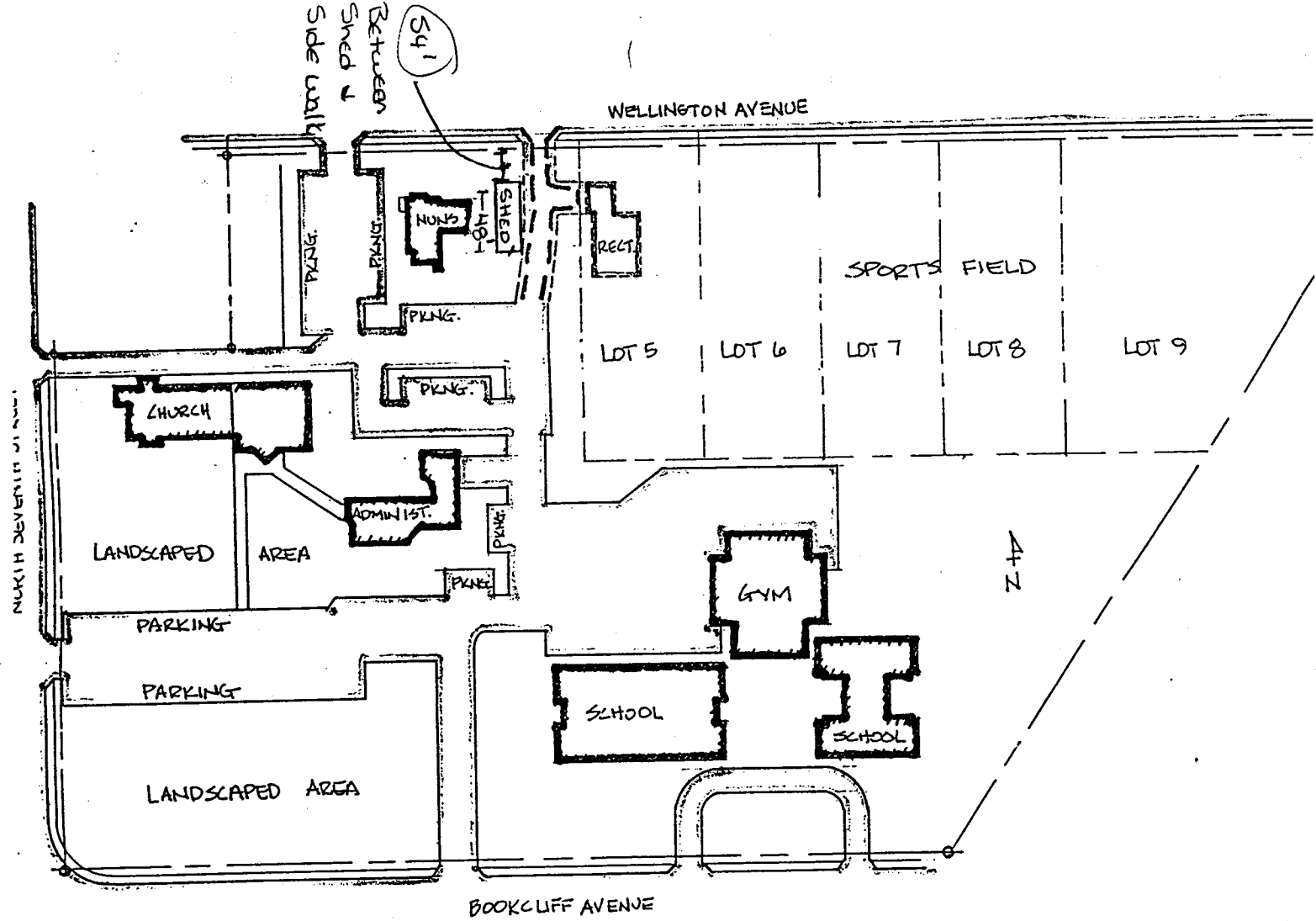
Department Approval [Signature] Date 9/13/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3017-0090-01-0

Utility Accounting [Signature] Date 9-13-95

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

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



IMMACULATE HEART OF MARY MASTER PLAN SCALE: 1" = 100'

ACCEPTED *Ronnie 9/13/95*
 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.