

FEE \$ paid

BLDG PERMIT NO. 52432

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 801 Wellington TAX SCHEDULE NO. 2945-111-02-961

SUBDIVISION Steam Vocom SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2160

FILING \_\_\_\_\_ BLK 1 LOT 445 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Immaculate Heart of Mary Parish NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 776 Brookcliff

(1) TELEPHONE 242-6121 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Alpine CM, Inc. USE OF EXISTING BLDGS NA

(2) ADDRESS 1111 So. 12th Street DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 245-2505 Sub Rectory - Duplex - Common Ownership

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 R5F-8

Maximum coverage of lot by structures 45%

SETBACKS: Front 20 from property line (PL) or  
45 from center of ROW, whichever is greater

Parking Req'mt 4 spaces

Side 5 from PL Rear 15 from PL

Special Conditions Agreement recorded for shared access

Maximum Height 32

CENSUS TRACT 5 TRAFFIC ZONE 32

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 6/12/95

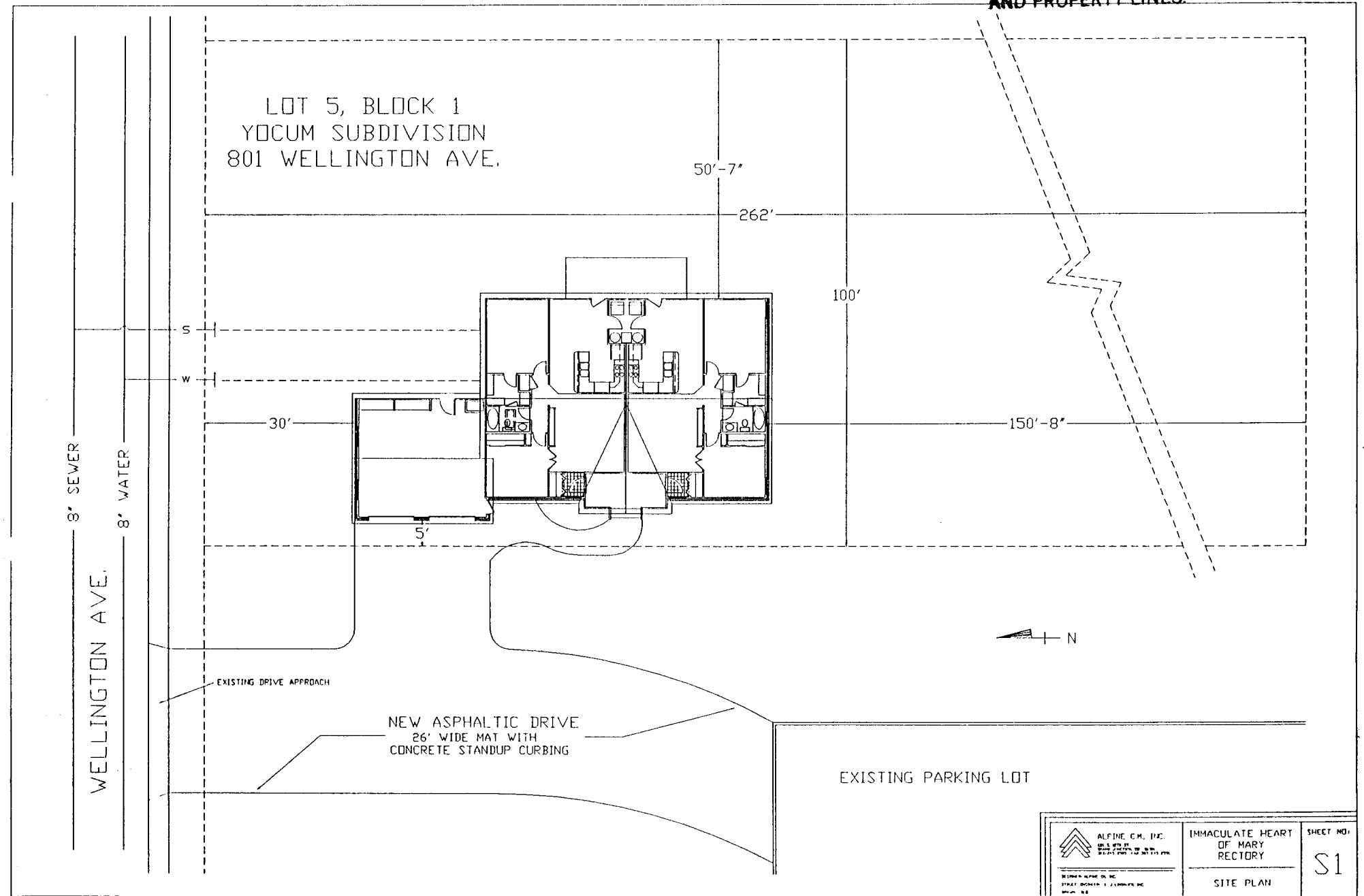
Department Approval [Signature] Date 6/13/95


Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. Water - 8384 / Sewer - 8382 / Duplex

Utility Accounting Millie Fowler Date 6-13-95

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

ACCEPTED *KP* 3/95  
 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.



 ALPINE CM, INC. <small>100 S. 10TH ST. SUITE 100 DENVER, CO 80202</small> <small>303.733.1111</small>	IMMACULATE HEART OF MARY RECTORY	SHEET NO. S1
	SITE PLAN	