

FEE \$	10.-
TCP \$	500.-
SIF \$	



BLDG PERMIT NO. 1028103

\$510.-

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

BLDG ADDRESS 448 So. Camp Rd. TAX SCHEDULE NO. 2945-183-00-959
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200 (16'x76')
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER LIBERTY BAPTIST CHURCH NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 448 So. Camp Rd.
 (1) TELEPHONE 295 5736 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT SAME/MARC MAUVER USE OF EXISTING BLDGS CHURCH
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 295 6093 PARSONAGE

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 _____ from property line (PL)
 or 5' from center of ROW, whichever is greater Parking Req'mt 2
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height _____ CENSUS 1401 TRAFFIC 103 ANNEX# _____

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).

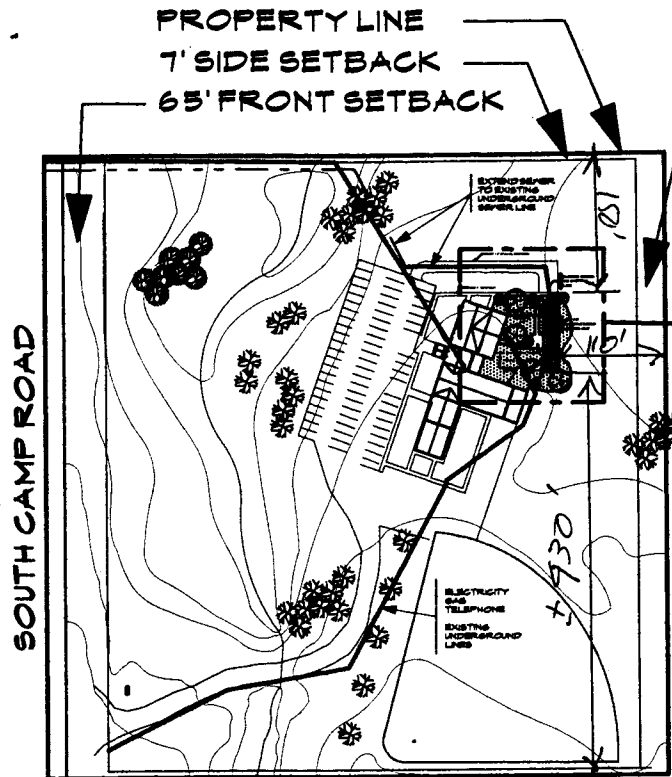
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Marc S. Mauver Date 10.27.97
 Department Approval Antonia Castella Date 10.30.97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10675
 Utility Accounting Chloe Anderson (Trunk Hall) Date 11-3-97

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

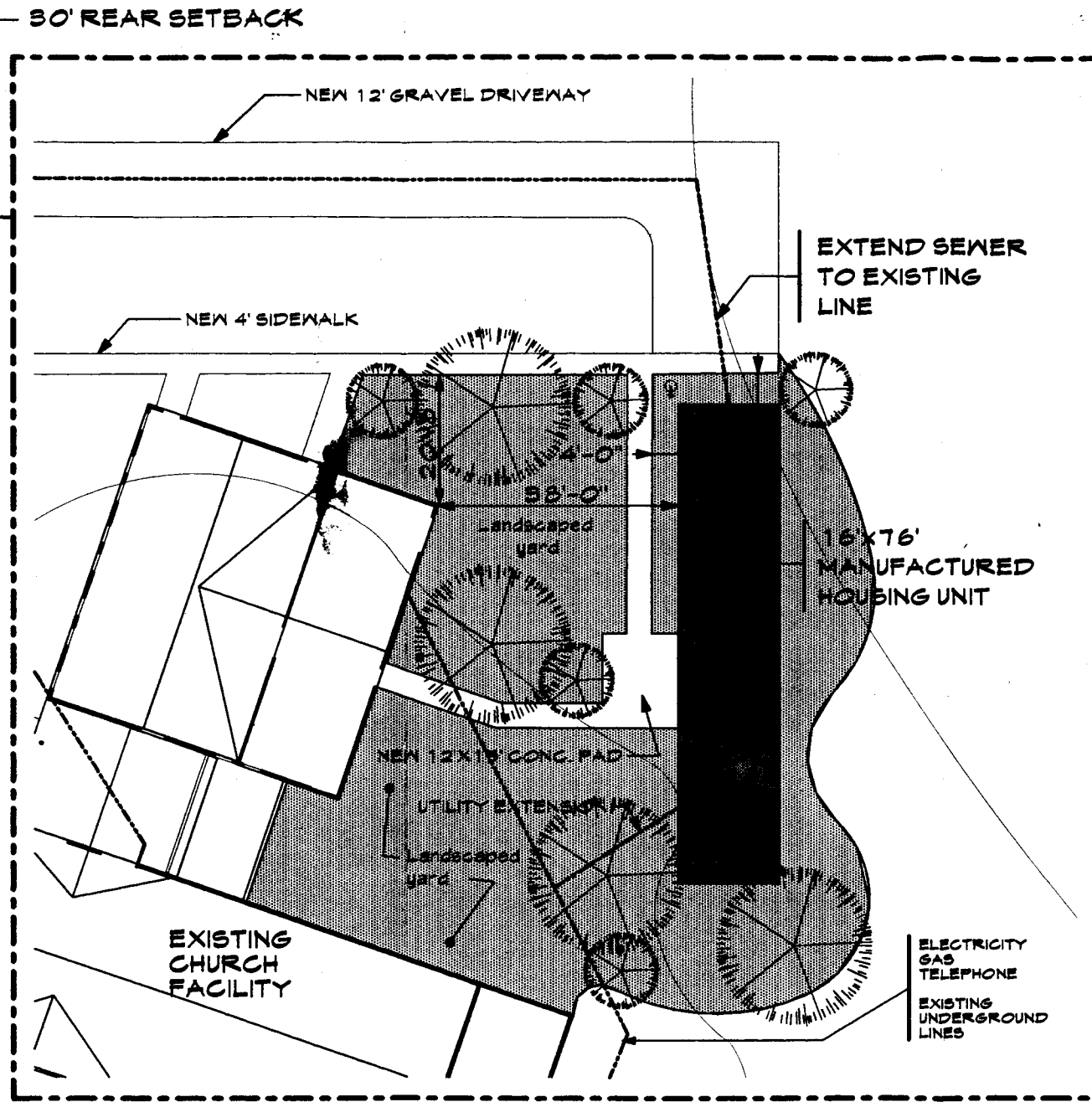
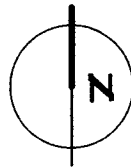
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SITE PLAN
Scale: 1" = 160'

SITE DATA:

- 1) Current Zoning: GJ-RSF4
- 2) Setbacks:
Front 65'
Rear 30'
Sides 7'
- 3) Use: Church Parsonage
- 4) Unit: HUD Approved
Manufactured Housing
- 5) Utilities: All available on site
- 6) Sewer: Available on site



ENLARGED SITE PLAN
Scale: 1" = 20'

Liberty Baptist Church
PARSONAGE: SITE PLAN

ACCEPTED SLC 10.30.97
 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.

REVIEWED
 Date: 10/27/97 Reviewed by: LBC
 APPROVED DISAPPROVED
 APPROVED WITH CONDITIONS
 (Attach corrected copy)

DRIVEWAY LOCATION O.K.
 USING EXISTING CHURCH
 ACCESS TO SOUTH CAMP
 W/ A.B.L. 10/27/97