

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 73119



Your Bridge to a Better Community

BLDG ADDRESS 3888 27 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 240

TAX SCHEDULE NO. 2945-011-88-001 SQ. FT. OF EXISTING BLDGS Approx. 11,500

SUBDIVISION Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 11,740 approx

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 0 After: 0 this Construction

(1) OWNER St. Matthew's Episcopal Church NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS PO Box 776 USE OF EXISTING BUILDINGS Church

(1) TELEPHONE 242-3293 DESCRIPTION OF WORK & INTENDED USE Storage

(2) APPLICANT James V. Sidwell TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2194 Canyon View Dr.

(2) TELEPHONE 257-0543

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 PR 2 Maximum coverage of lot by structures _____

SETBACKS: Front 55 ^{CORNER} from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL Parking Req'mt _____

Maximum Height _____ Special Conditions WOOD FRAME & STUCCO FINISH
TO MATCH MAIN BUILDING

(SIR-1999-149) CENSUS 10 TRAFFIC 21 ANNEX# REBUILT

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 12/2/99

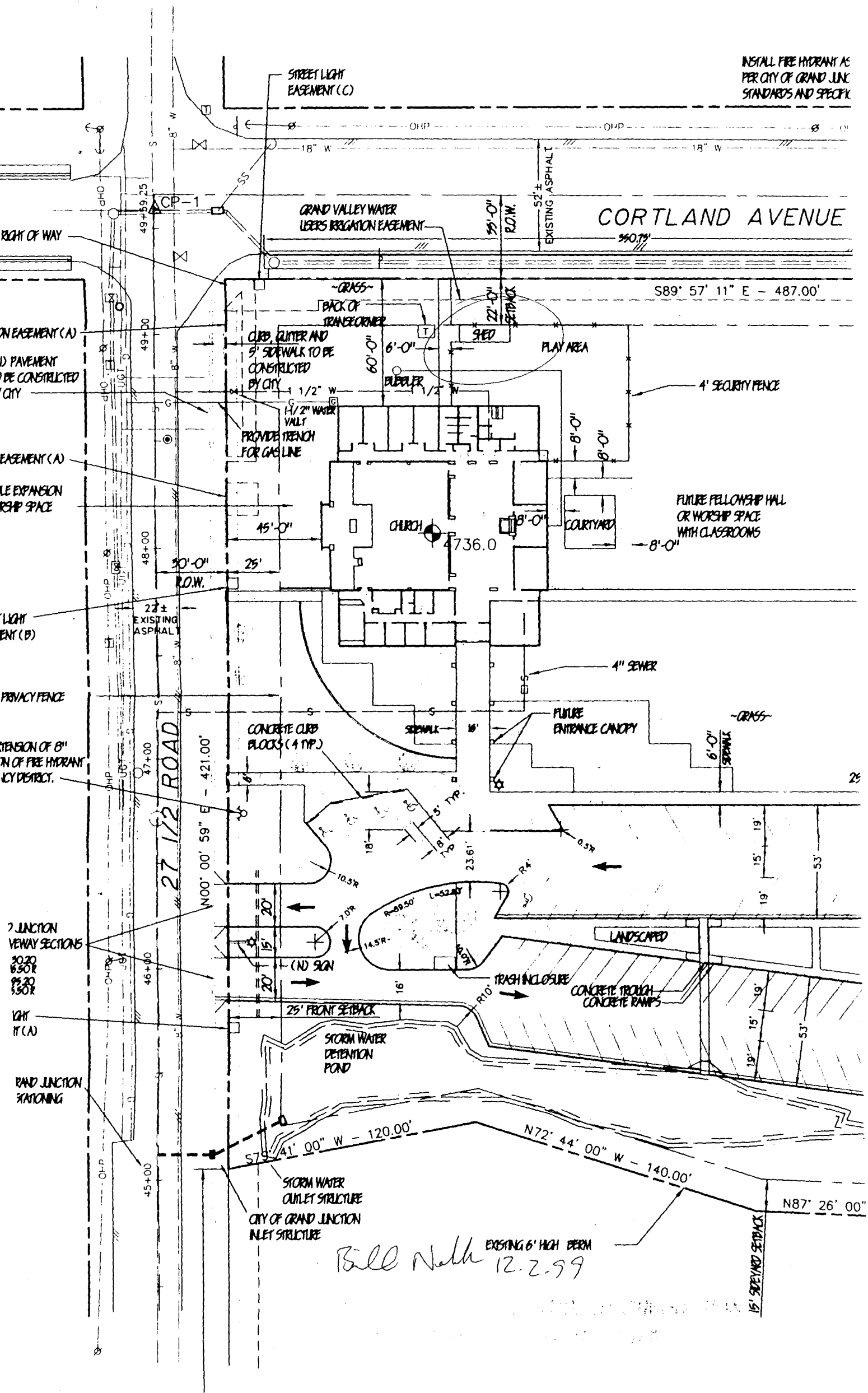
Department Approval [Signature] Date 12-2-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG</u> <u>in use</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/2/99</u>

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)

INSTALL FIRE HYDRANT AS PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS



Bill Nalk
12.2.99

EXISTING 6" HIGH BERM