

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 71937



Your Bridge to a Better Community

BLDG ADDRESS 240 White SQ. FT. OF PROPOSED BLDGS/ADDITION 150 sq ft
TAX SCHEDULE NO. 2945-143-02-979 SQ. FT. OF EXISTING BLDGS 10x12, 10x12 + 1000 sq ft
SUBDIVISION G.S. TOTAL SQ. FT. OF EXISTING & PROPOSED —
FILING — BLK 79 LOT 21 \$22 NO. OF DWELLING UNITS:
Before: — After: — this Construction
(1) OWNER Grass Valley Catholic Retreat NO. OF BUILDINGS ON PARCEL
Before: 3 After: 4 this Construction
(1) ADDRESS 240 White USE OF EXISTING BUILDINGS Social Service
(1) TELEPHONE 241-3658 DESCRIPTION OF WORK & INTENDED USE Vinyl Siding
Steel Clarks
(2) APPLICANT KAREN BLAND TYPE OF HOME PROPOSED:
(2) ADDRESS 240 White Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) storage shed - moveable
(2) TELEPHONE 241 3658

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 B-2 Maximum coverage of lot by structures MAX FAR=4.0
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
or — from center of ROW, whichever is greater
Side 0' from PL, Rear 0' from PL Parking Req'mt none
Maximum Height 65' Special Conditions no utilities
accessory bldg - CENSUS 1 TRAFFIC 43 ANN# —

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 11-13-00
Department Approval Ronnie Edwards Date 11-13-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chgs in Use</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/13/00</u>

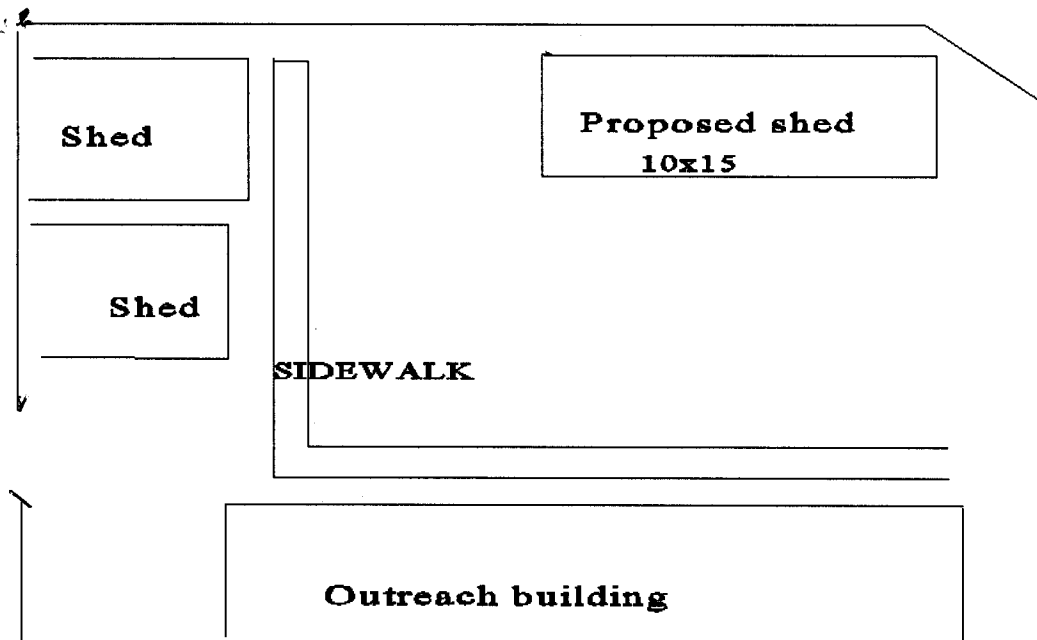
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Grand
Valley
Catholic
Outreach

240
White

Grand
Junction
CO
81501



ACCEPTED *Bonnie* 11/13/00
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.