

FEE \$	10.00
TCP \$	NA
SIF \$	NA

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

BLDG PERMIT NO. 80253



SPR-1999-130
 SUP-1998-148
 (approved use)

(for rectory only)
 BLDG ADDRESS 2665 H Road
 TAX SCHEDULE NO. 2701-351-60-001
 SUBDIVISION Holy Family
 FILING - BLK - LOT 1
 (1) OWNER Bishop of Pueblo
 (1) ADDRESS 1001 N. Grand Ave
Pueblo 81003
 (1) TELEPHONE _____
 (2) APPLICANT Frank Preuss
 (2) ADDRESS 517 Main Street
 (2) TELEPHONE 241-1903

SQ. FT. OF PROPOSED BLDGS/ADDITION 2200
 SQ. FT. OF EXISTING BLDGS N/A (Church & nmt bldg)
 TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 USE OF EXISTING BUILDINGS Residence (Rectory)
 DESCRIPTION OF WORK & INTENDED USE Place residence on site
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Moved from 816 Wellington

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
 SETBACKS: Front 20 from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 7 from PL, Rear 25 from PL
 Maximum Height 35'

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES NO
 Parking Req'mt _____
 Special Conditions _____
 CENSUS 16 TRAFFIC 13 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).

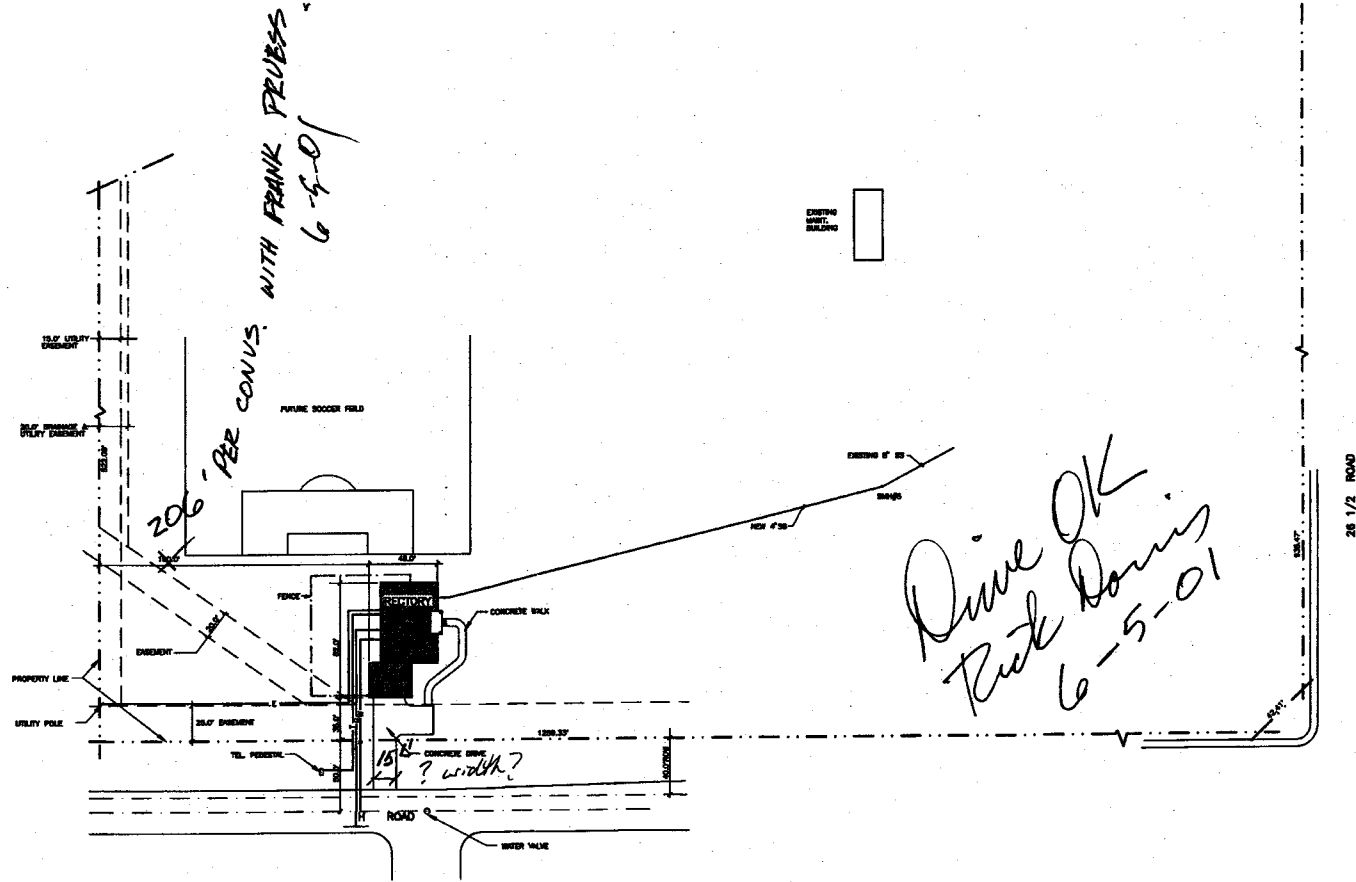
Applicant Signature Frank Preuss Date 6/4/2001
 Department Approval Walter J. Albrecht Date 6/4/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14014</u>
Utility Accounting	<u>Kate Hart</u>	Date	<u>6/7/01</u>

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

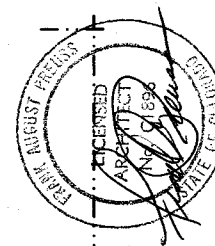
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *6/7/01*
Clay Nelson
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.



Drive OK
Back Dennis
6-5-01

SITE PLAN
SCALE 1"=40'-0"



PROJECT TITLE: RECONSTRUCT AND CALCULATE HEAVY OF MARY H. LEONARD GRAND JUNCTION, CO.
SHEET TITLE: SITE PLAN
DRAWING: SP-1
SHEET 1 OF 4

PA/D/S
117 1/2 Main Street • Grand Junction, Colorado 81501

DATE REVISIONS

NO.	DATE	REVISIONS
1	6/7/01	USE AND PRODUCE
2	6/7/01	APPROVAL TO
3	6/7/01	ISSUE FOR
4	6/7/01	CHECK