

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | —     |
| SIF \$ | —     |

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

BLDG PERMIT NO. 87224



Your Bridge to a Better Community

BLDG ADDRESS 790 26 1/2 Rd SQ. FT. OF PROPOSED BLDGS ADDITION 320

TAX SCHEDULE NO. 2701-351-60-951 SQ. FT. OF EXISTING BLDGS 897

SUBDIVISION Holy Family TOTAL SQ. FT. OF EXISTING & PROPOSED 1265

FILING — BLK — LOT 1 NO. OF DWELLING UNITS:  
 Before: 1 After: — this Construction

(1) OWNER Immaculate Heart of Mary NO. OF BUILDINGS ON PARCEL  
 Before: 4 After: 4 this Construction

(1) ADDRESS 1001 N Grand Ave Pueblo USE OF EXISTING BUILDINGS Church, Rectory, School  
81003 Shed

(1) TELEPHONE — DESCRIPTION OF WORK & INTENDED USE Addition to Shed

(2) APPLICANT FCI Constructors TYPE OF HOME PROPOSED:  
 \_\_\_ Site Built \_\_\_ Manufactured Home (UBC)  
 \_\_\_ Manufactured Home (HUD)  
 Other (please specify) Addition to Shed

(2) ADDRESS P.O. Box 1767

(2) TELEPHONE 970-434-9893

**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 50%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_  
 or \_\_\_ from center of ROW, whichever is greater

Side 7 from PL, Rear 25 from PL Parking Req'mt NA

Maximum Height 35 Special Conditions NA

CENSUS \_\_\_ TRAFFIC \_\_\_ ANNEX# \_\_\_

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 12-4-02

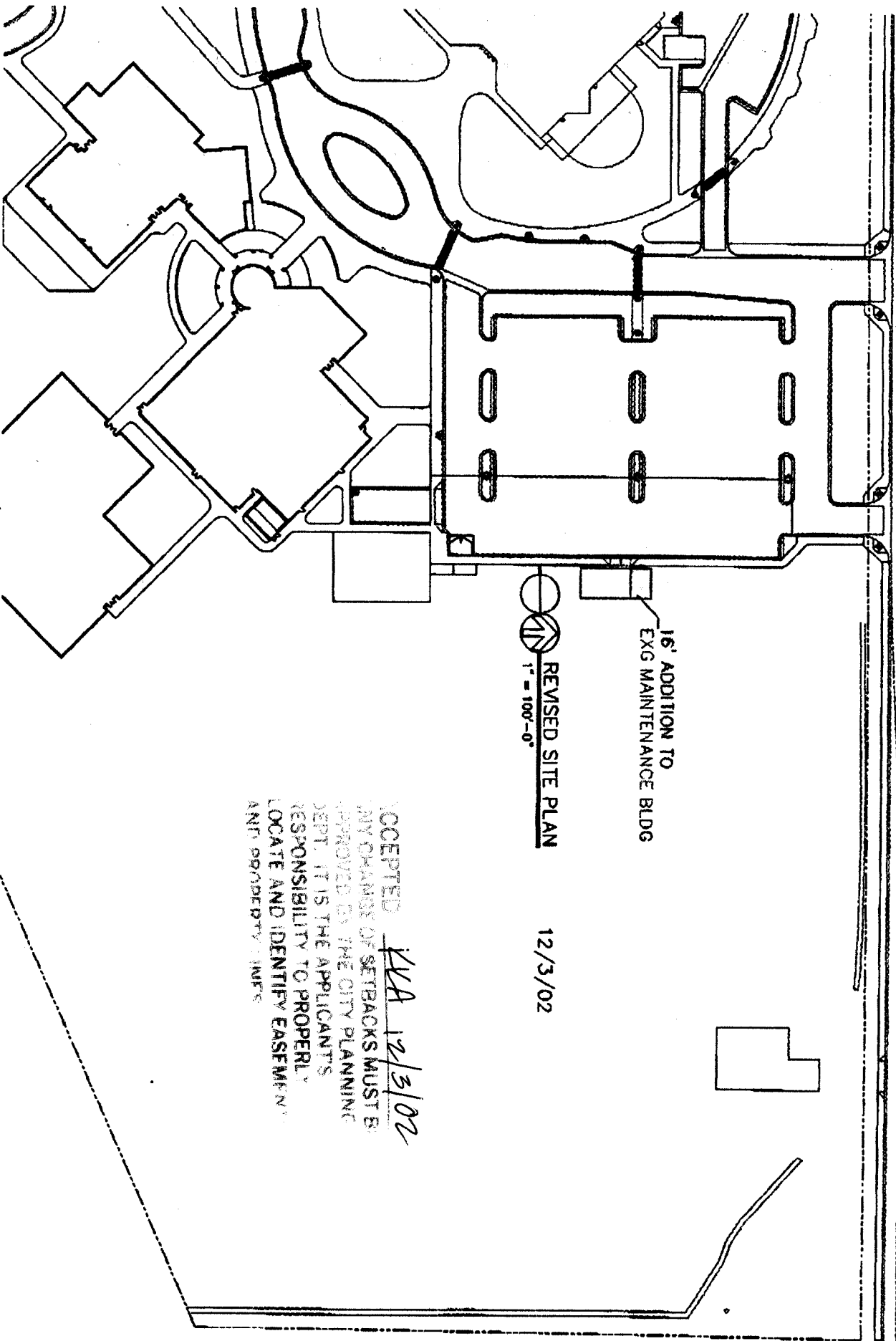
Department Approval [Signature] Date 12/3/02

|  |                    |  |   |
|--|--------------------|--|---|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <input checked="" type="checkbox"/> | W/O No. <u>no charge</u><br><u>incurred</u> |
| Utility Accounting                                     | <u>[Signature]</u> | Date                                   | <u>12/5/02</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)

HOLY FAMILY SCHOOL -  
790 26.5 RD



16' ADDITION TO  
EXG MAINTENANCE BLDG

REVISED SITE PLAN  
1" = 100'-0"

12/3/02

ACCEPTED *KVA 12/3/02*  
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

**From:** Scott Williams  
**To:** Bob Lee; Trenton Prall; Wendy Spurr  
**Date:** 11/23/02 2:19PM  
**Subject:** RE: Holy Family Catholic School - Maintenance Shop Addition

11/22/02

Based on information submitted to this office, Holy Family Catholic School, located at 790 26 1/2 Road, will not be subject to any pretreatment requirements for the new addition to their existing Maintenance Shop building. Information submitted indicates the shop addition will be a storage area only and has no plumbing fixtures or floor drains.