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

BLDG PERMIT NO. 91097



Building Address 2702 PATTERSON Rd.
 Parcel No. 2945-013-00-955
 Subdivision N/A
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 Proposed 4
 Sq. Ft. of Existing Bldgs 30,596 Proposed 31,796
 Sq. Ft. of Lot / Parcel 4.67 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 113,796

OWNER INFORMATION:

Name Bookcliff Baptist Church
 Address 2702 PATTERSON Rd.
 City / State / Zip GRAND JUNCTION, CO
81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): PICNIC SHELTER
(SITE BUILT)

APPLICANT INFORMATION:

Name ORVILLE PETERSEN
 Address 891 26 1/2 Rd.
 City / State / Zip GRAND JUNCTION, CO
81501
 Telephone (970) 245-3000

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70 70</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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).

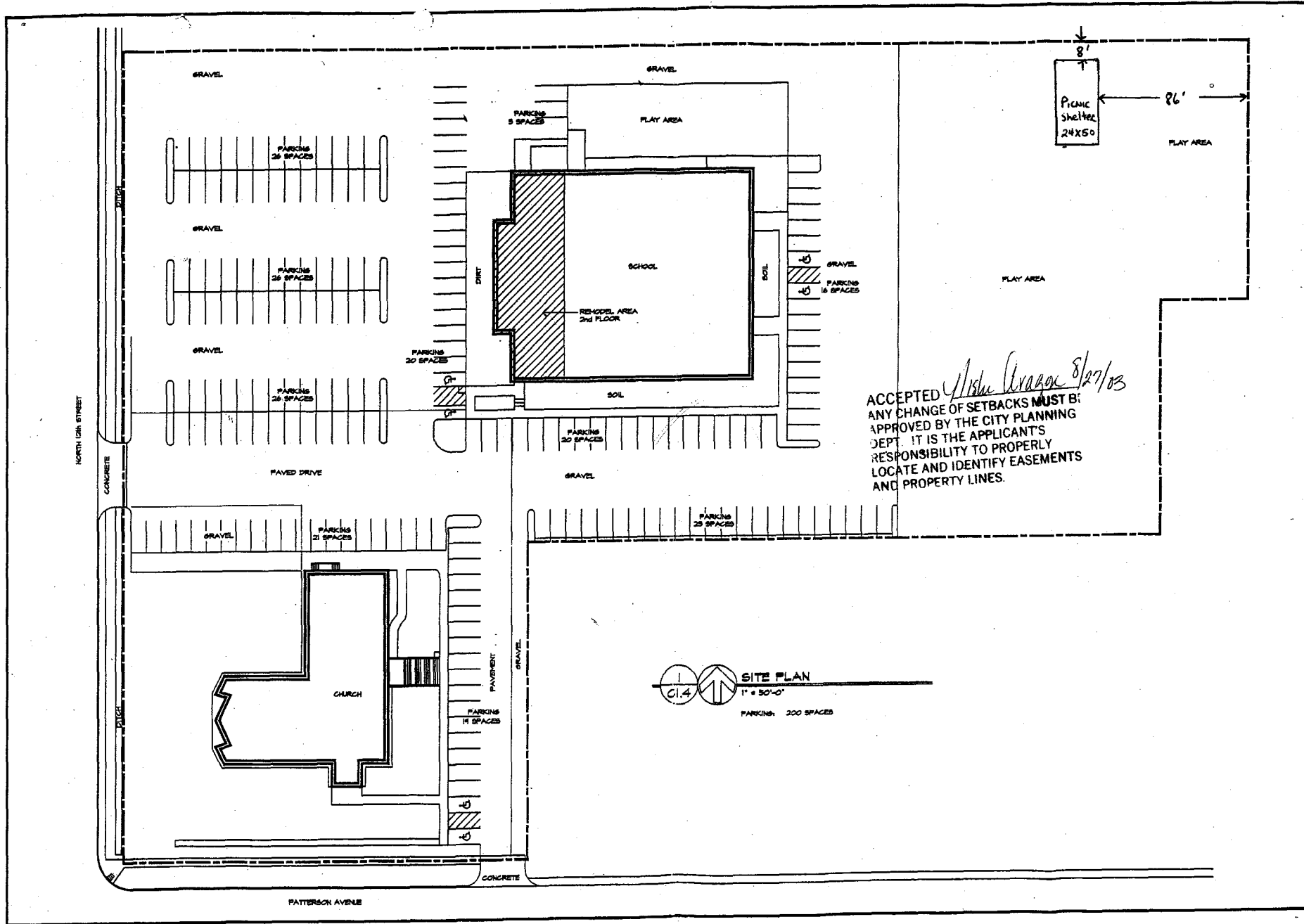
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/27/03

Department Approval [Signature] Date 8/27/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>8/27/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



BOOKCLIFF BAPTIST CHURCH AND CHURCH SCHOOL
 2702 PATTERSON ROAD
 GRAND JUNCTION, COLORADO

ROBERT D. JENKINS/AIA
 ARCHITECT
 1000 North 9th Suite 35 (970) 256-1980
 Grand Junction, Co 81501 12/12/95

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