

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO.



Your Bridge to a Better Community

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BLDG ADDRESS 2542 G Road
 TAX SCHEDULE NO. 2701-34300-958
 SUBDIVISION NA

SQ. FT. OF PROPOSED BLDGS/ADDITION N/A
 SQ. FT. OF EXISTING BLDGS 24,640
 TOTAL SQ. FT. OF EXISTING & PROPOSED 24,640

FILING NA BLK _____ LOT _____
 Corp. of the Presiding Bishop of the Church of
 (1) OWNER Jesus Christ Latter-Day Saints
A Utah Corp.
 (1) ADDRESS 50 East North Temple
Salt Lake City, UT 84150
 (1) TELEPHONE Local - Low Schreiber 424-8733
 (2) APPLICANT Phil Vaughan
Phil Vaughan Const. Maint. Inc.
 (2) ADDRESS 1038 City Road 220 Rifle, CO 81650
 (2) TELEPHONE 970-625-5350

NO. OF DWELLING UNITS:
 Before: NA After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS Church

DESCRIPTION OF WORK & INTENDED USE Steeple Addition
Remove ground mounted spire.

TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 X
 Parking Req'mt _____
 Special Conditions The Steeple is exempt on
the height requirement.
 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 8/26/04
 Department Approval [Signature] Date 8/26/04

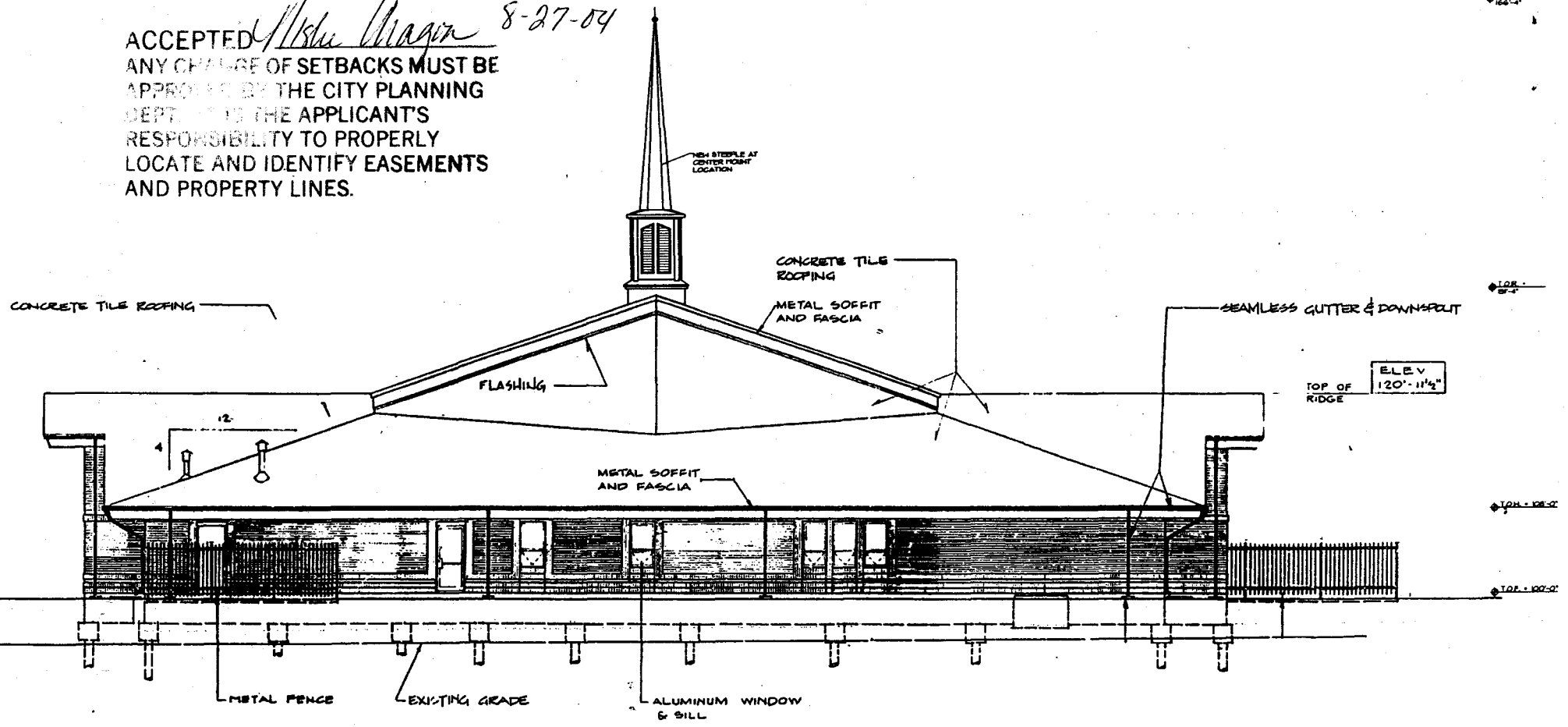
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>8/26/04</u>

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 *Albu Aragon* 8-27-04
 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.

TOP - 108'-0"



FRONT ELEVATION/SOUTH

B FRONT ELEVATION