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TCP \$	
SIF \$	

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

12393-7704 2700 Patterson

Building Address 2702 Patterson Rd

No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2945-013-00-955

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Bookcliff Baptist Church

DESCRIPTION OF WORK & INTENDED USE:

Address 2702 Patterson Rd

New Single Family Home (*check type below)

City / State / Zip Gr. Jct Co 81506

Interior Remodel Addition

Other (please specify): open Trussed Roof Skelton

APPLICANT INFORMATION:

Name Donald L Sheffield

*TYPE OF HOME PROPOSED:

Address 180 Brentwood Dr

Site Built

Manufactured Home (UBC)

City / State / Zip Gr. Jct Colo 81503

Manufactured Home (HUD)

Other (please specify): _____

Telephone 245-1186

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 RMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 3' from PL Rear 5' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

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 Donald L Sheffield

Date 6-9-05

Department Approval Misha Wagner

Date 6/9/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting EXISTING SOW SUFFICIENT Date 6/9/05

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)

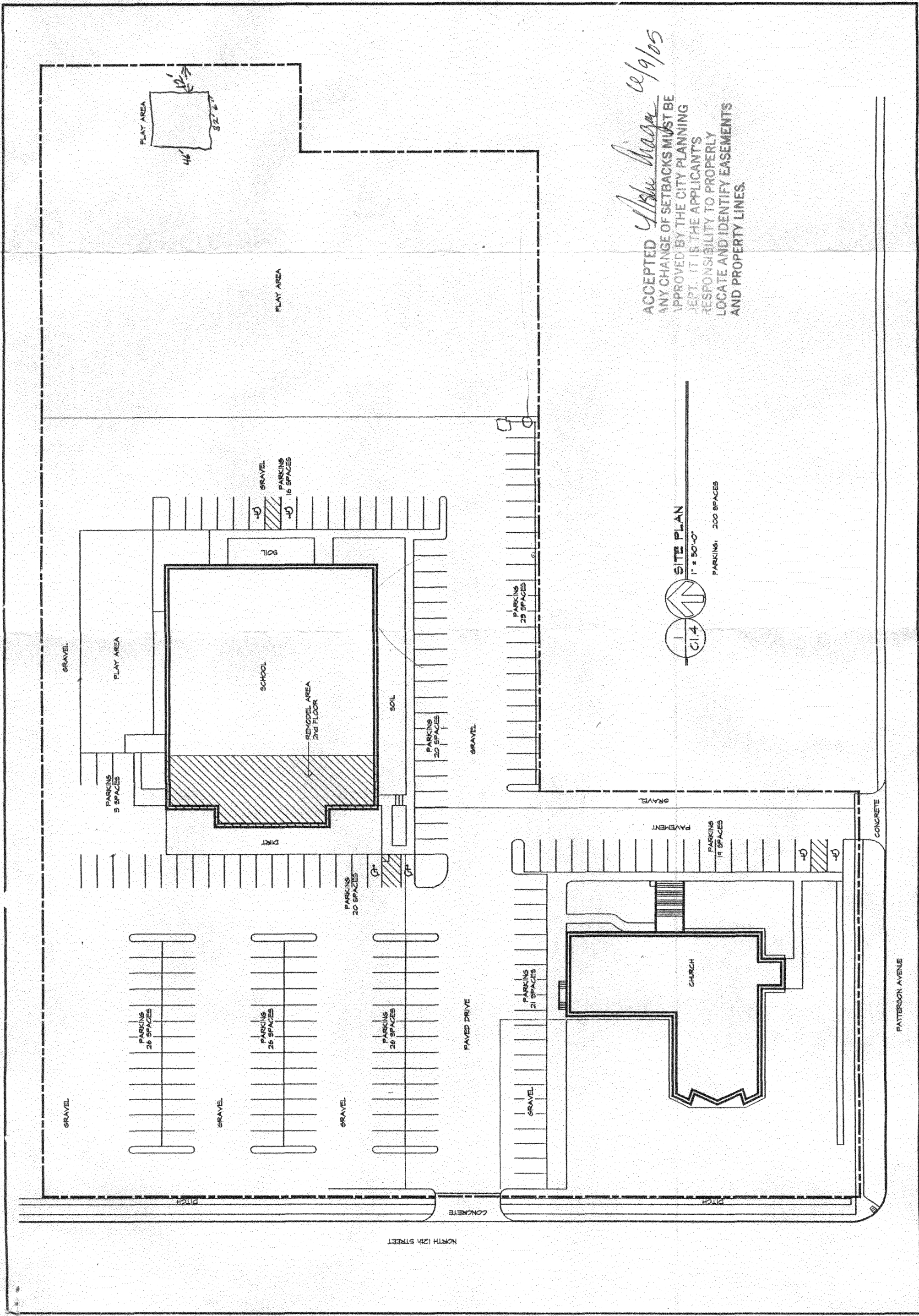
BOOKCLIFF BAPTIST CHURCH AND CHURCH SCHOOL
 2102 PATTERSON ROAD GRAND JUNCTION, COLORADO

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

C1.4

Alba Maga 6/9/05

ACCEPTED
 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.



SITE PLAN
 1" = 50'-0"
 C1.4

PARKING: 300 SPACES

CONCRETE

PATTERSON AVENUE

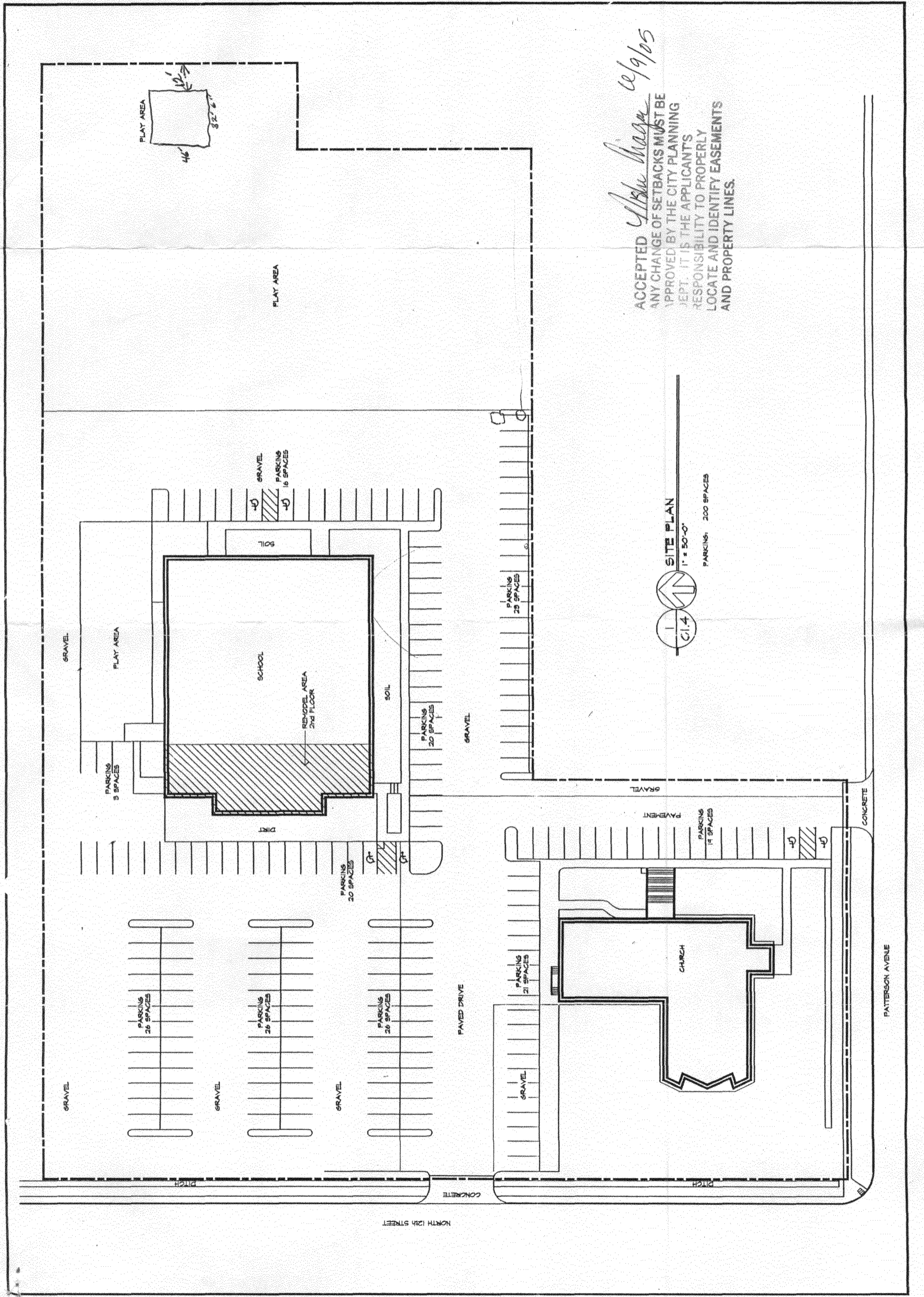
NORTH 12th STREET

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

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 12/12/95

C1.4

Accepted 1/16/96
 ACCEPTED
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SITE PLAN
 1" = 50'-0"
 PARKING, 200 SPACES

