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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 632 26 1/2 RD.  
 Parcel No. 2945-024-29-951  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 3948 Sq. Ft. Proposed 400  
 Sq. Ft. of Lot / Parcel 76,230  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5100  
 Height of Proposed Structure 10'

**OWNER INFORMATION:**

Name ST. PAUL EVANGELICAL LUTHERN CHURCH  
 Address 632 26 1/2 RD  
 City / State / Zip G.J., CO 81506

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): DETACHED CANOPY

**APPLICANT INFORMATION:**

Name MOR STORAGE  
 Address 3010 I-70B  
 City / State / Zip G.J., CO 81504  
 Telephone 254-0460

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

NOTES: NEW 20' x 20' METAL CANOPY

**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>R-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>PAID</u>
Voting District _____	<u>JUL 28 2008</u>
Driveway Location Approval _____ (Engineer's Initials)	<u>PL</u>

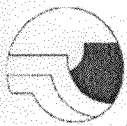
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 7-25-08  
 Department Approval [Signature] Date 7/28/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date	<u>7/28/08</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)



Mesa County GIS  
 544 Rood Ave.  
 Grand Junction, CO 81501

DISCLAIMER : The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

ST. PAUL EVANGELICAL LUTHERN CHURCH  
 632 26 1/2 RD

LEGEND

- |   |                 |  |   |
|---|-----------------|--|---|
| + | Hospitals       |  | Colorado National Monument                  |
| ★ | Police Stations |  | BLM Special Areas                           |
| ▲ | Fire Stations   |  | Black Ridge Canyons                         |
| ⌵ | Schools         |  | COLORADO CANYONS NATIONAL CONSERVATION AREA |
|   | State Highways  |  | BLM   |
|   | Roads           |  | National Forest                             |
|   | Lakes           |  |   |
|   | Canals          |  |   |

ACCEPTED *L.H. [Signature]* 7/28/06

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.