

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 1330 North 12th Street

SQ FT OF BLDG: 3107

SUBDIVISION: Henderson Heights

SQ FT OF LOT: 7812.5

FILING # \_\_\_\_\_ BLK # 3 LOT # Nth 1/2 1-2-3-4-5

NUMBER OF FAMILY UNITS: 2

TAX SCHEDULE NUMBER:  
2945-123-18-001

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION  
One

PROPERTY OWNER: Beverley A. Anhorn

USE OF ALL EXISTING BUILDINGS:  
Office upstairs/Residential downstairs

ADDRESS: 2287 Olive Court

PHONE: 245-1316 / 241-2100 (W)

DESCRIPTION OF WORK AND INTENDED USE:  
Minor remodel in existing with 547 sq ft addition  
to be a Real Estate Office

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FOR OFFICE USE ONLY  
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ZONE: PB

FLOOD PLAIN: YES NO

SETBACKS: F AS, PER APP PLAN, R

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 100/50'

CENSUS TRACT NUMBER: 6

MAXIMUM HEIGHT: PER PLAN

SPECIAL CONDITIONS: #73-82

PARKING SPACES REQUIRED: PER PLAN

CLOSE CURB CUTS AS

LANDSCAPING/SCREENING: PER PLAN

PER PLAN. MUST GET

ALL OTHER REQUIREMENTS AS

PERMIT THROUGH CITY

PER CITY COUNCIL APPROVAL

ENG. S-G-N WILL REQUIRE ADD. PERM.T

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.  
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).  
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Beverley A. Anhorn  
SIGNATURE

DATE APPROVED: 1-20-83

APPROVED BY: Here

PLANNED BUSINESS ZONE  
 INTERMOUNTAIN Bible COLLEGE

KENNEDY AVENUE

PARKING ENTRY AND EXIT

EXISTING MOUNTABLE CURB, GUTTER, AND SIDEWALK

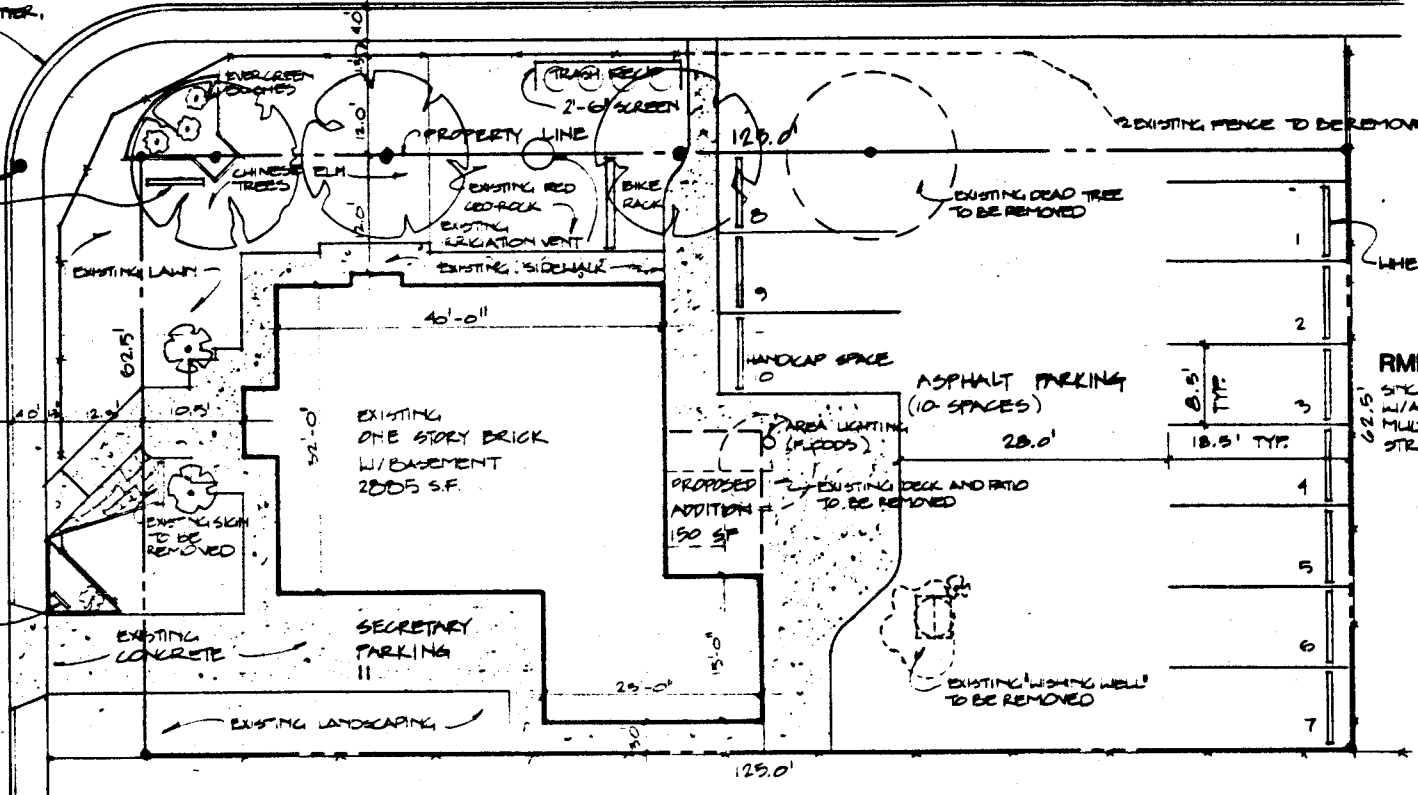
EXISTING CURB, GUTTER, AND SIDEWALK

EXISTING TELEPHONE POLE  
 NEW BUSINESS SIGN 4' x 6', WITH PARKING IN REAR INDICATED

ZONE LEGEND

NORTH 12 TH STREET

NOT ENTER SIG IN REAR



RMF-64 ZONE  
 SINGLE FAMILY STRUCTURE



SITE PLAN

SCALE

NOTES

- 1 ALL LANDSCAPING EXISTING EXCEPT AS NOTED
- 2 HANDICAP ACCESS TO OFFICES WILL BE INCORPORATED IN THE STRUCTURAL REMODEL DESIGN
- 3 2725 SF OR 59% OF AREA WITHIN PROPERTY BOUNDARY IS LANDSCAPING AND PEDESTRIAN USES IN ADDITION 15% OF RIGHT-OF-WAYS ARE LANDSCAPED
- 4 Grading and Drainage of improved parking area will be to the Kennedy Avenue gutter