

DATE SUBMITTED: 9-24-86

PERMIT # 26267

FEE 10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1521 N 7th st

SQ. FT. OF BLDG: exist - 926# 624# new

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 6500#

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-114-00-951

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: LDS church

USE OF ALL EXISTING BUILDINGS:  
church classroom

ADDRESS: 50 East North Temple

PHONE: 243-5552 local Salt Lake City  
84150.0001

DESCRIPTION OF WORK AND INTENDED USE:  
addition + remodel - Seminary

SUBMITTALS REQ'D: TWO (2) PLOT  
PLANS SHOWING PARKING, LAND-  
SCAPING, SETBACKS TO ALL PROPERTY  
LINES, AND ALL STREETS WHICH ABUT  
THE PARCEL.

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**FOR OFFICE USE ONLY**  
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ZONE: RMF-32

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 75'g S 10' R 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: replace in the front, protect in the rear (see File # 16-86)

SPECIAL CONDITIONS: see File # 16-86

Certificate of Occupancy will not be released until all site work is complete.

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)  
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ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 9-24-86

APPROVED BY: M. de S. [Signature]

[Signature]  
SIGNATURE