

FEE \$	5.00
TCP \$	
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 83807

Handwritten initials



Your Bridge to a Better Community

BLDG ADDRESS 1502 N. 12th STREET SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-123-13-952 SQ. FT. OF EXISTING BLDGS 2306

SUBDIVISION Prospect Park TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 2 LOT 29+30 NO. OF DWELLING UNITS:

Before: _____ After: _____ this Construction

(1) OWNER CHURCH OF JESUS CHRIST OF L.D.S. NO. OF BUILDINGS ON PARCEL

Before: _____ After: _____ this Construction

(1) ADDRESS 3076 E 1/2 Rd.

USE OF EXISTING BUILDINGS RELIGIOUS CLASS

(1) TELEPHONE 434-8733

DESCRIPTION OF WORK & INTENDED USE TO BE DEMOLISHED

(2) APPLICANT LOU SCHNEIDER

TYPE OF HOME PROPOSED:

(2) ADDRESS 3076 E 1/2 RD.

____ Site Built ____ Manufactured Home (UBC)

(2) TELEPHONE 434-8733

____ 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 RMF-16 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater
only Permanent Foundation Required: YES _____ NO _____

Side _____ from PL, Rear Demo from PL Parking Req'mt _____

Maximum Height _____ Special Conditions See CUP-2001-120

CENSUS _____ TRAFFIC _____ ANN# _____

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 Lou Schneider Date 3/27/02

Department Approval Mishi Mazon Date 3/27/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Q Konover</u>	Date	<u>3/27/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)