

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

83971-4548

Building Address 1835 N. 6th
 Parcel No. 2945-113-10-951
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1400 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Landmark Baptist Church
 Address 2711 Unawac Ave
 City / State / Zip CO CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): BATH Remodel (Basement)
INTERIOR WALL FOR Living Room.

APPLICANT INFORMATION:

Name Leader 2014 (Ron Leader)
 Address 3641 Senna Wy
 City / State / Zip CO 81506
 Telephone 970 - 216 3037

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

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>not approved as</u>
Voting District _____	<u>Accessory Dwelling unit in basement</u>
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 [Signature] Date 5-6-2005
 Department Approval [Signature] Date 5-6-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>5/6/05</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)

EXISTING Basement

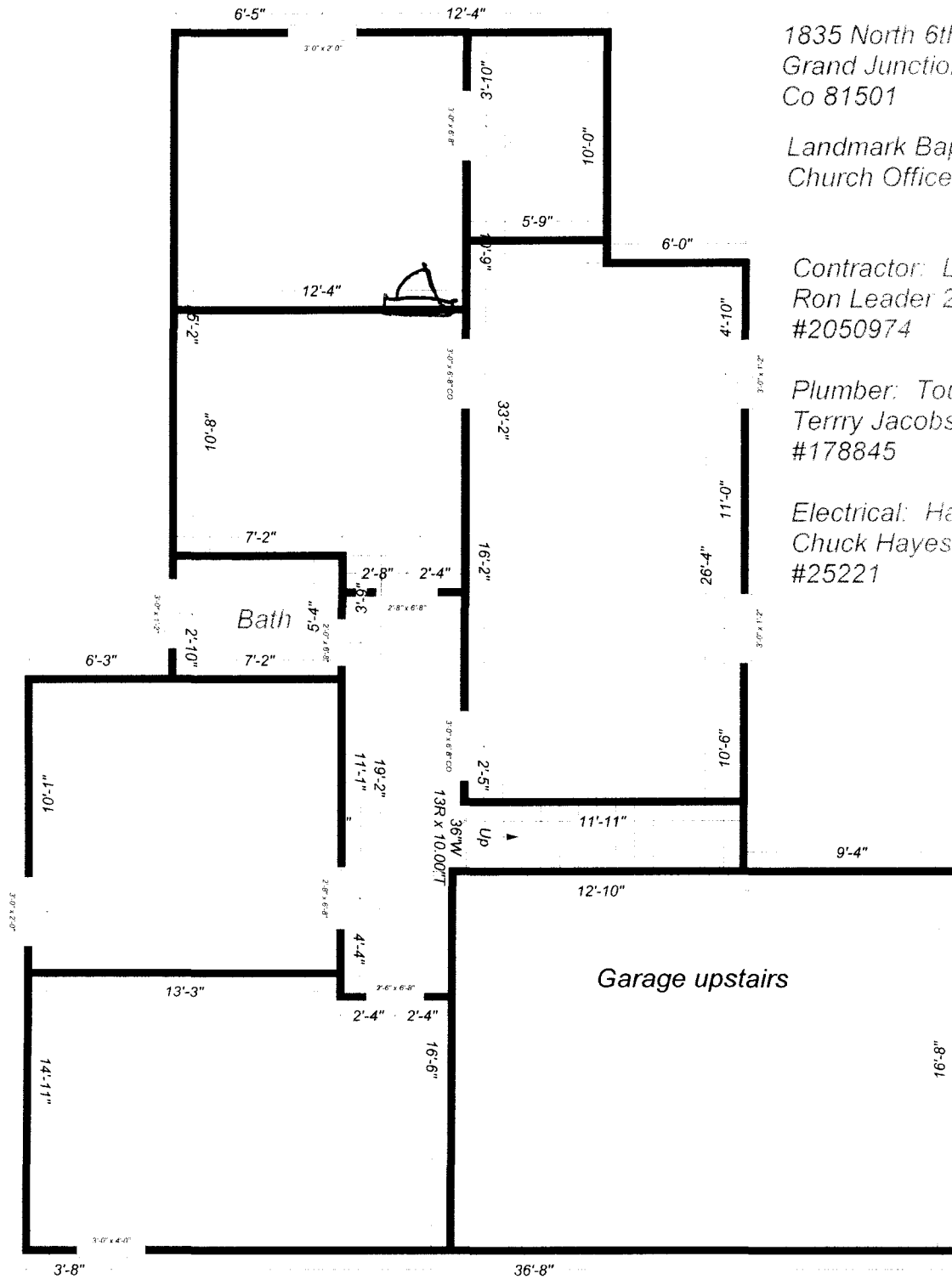
1835 North 6th
Grand Junction
Co 81501

Landmark Baptist Church
Church Office 257-1047

Contractor: Leader Const.
Ron Leader 216-3037
#2050974

Plumber: Touch of the Master
Terry Jacobson 856-4290
#178845

Electrical: Hayes Electric
Chuck Hayes 216-1299
#25221



New Changes

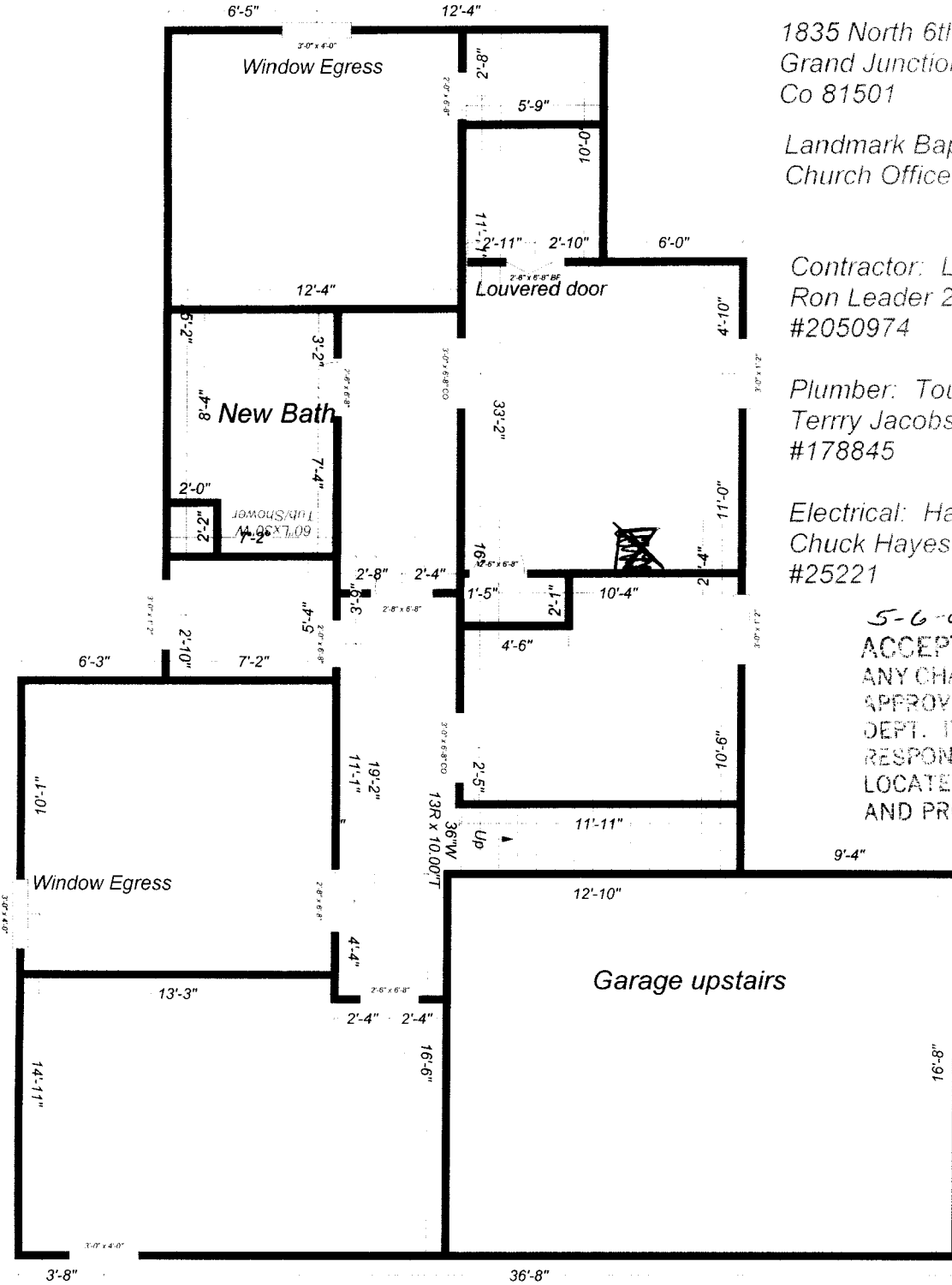
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5-6-05
ACCEPTED *Gayle Anderson*
ANY CHANGE OF DETAILINGS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.