A

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

BLDG PERMIT NO.

Building Address ___631 26½ Road___

Parcel No. ___2945-023-00-001___

Subdivision _____

Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____

Sq. Ft. of Existing Bldgs _____ 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 ___American Lutheran Church___

Address ___135 N. 2m___

City / State / Zip ___Grand Jct, Co 8151___

DESCRIPTION OF WORK & INTENDED USE:
- [ ] New Single Family Home (*check type below)
- [ ] Interior Remodel [ ] Addition
- [ ] Other (please specify): _____

APPLICANT INFORMATION:

Name ___American Lutheran Church___

Address ___135 N. 2m___

City / State / Zip ___Grd Jct, Co 8151___

Telephone ___242-1835___

*TYPE OF HOME PROPOSED:
- [ ] Site Built [ ] Manufactured Home (UBC)
- [ ] Manufactured Home (HUD)
- [ ] Other (please specify): ___Demo house + out building___

NOTES: _____

OCT 18 2005

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 ___RSF-1___

SETBACKS: Front_____ from property line (PL)

Side_____ from PL Rear _____ from PL

Maximum Height of Structure(s) _____

Voting District _____

Driveway
Location Approval_____
(Engineer's Initials)

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES_____ NO _____

Parking Requirement _____

Special Conditions ___demo only___

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 _____ Date ___10-19-05___

Department Approval ___Darleen Henderson___ Date ___10-19-05___

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No.
Utility Accounting ___C. Beasley___		Date ___10/19/05___	

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)*