

FEE \$	5.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

5515-3450 81501

Building Address 1130 Hill Ave, 65.0 No. of Existing Bldgs 2 No. Proposed 1
W2 of (2945-141-18-003) House - 1020 Garage - 300
Parcel No. Lois 27; All of 28 + E. 13.5 Ft. of 29 Sq. Ft. of Existing Bldgs 1320 Sq. Ft. Proposed 1320
Subdivision _____ Sq. Ft. of Lot / Parcel .147
Filing _____ Block 23 W2 of 27, All of 28 Lot E. 13.5 Ft Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OF LOT 29 (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name LUTHERAN CHURCH; SCHOOL OF MESSIAH
Address 840 N. 11th Street
City / State / Zip GRAND JUNCTION, CO 81501

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

APPLICANT INFORMATION:

Name NEAL A. KASPAR, ADMINISTRATOR/PINCIPAL
Address 503 RIVER VIEW DR.
City / State / Zip GRAND JUNCTION, CO 81503
Telephone CELL: (970) 201-3835 CHURCH: 245-2838

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

NOTES: DEMO ONLY

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-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	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 Neal Kaspar Date 12-21-06
Department Approval Judith A. Pava Date 12-21-06

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>Demolition only</u>
Utility Accounting <u>_____</u>	Date: <u>12/21/06</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)