

DATE SUBMITTED: 5/30/85

PERMIT # no permit needed

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2862 Hill Ave -

SQ. FT. OF BLDG: 40'

SUBDIVISION: Meek's Subdivision

SQ. FT. OF LOT: 8400 sq. ft

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 14

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2949-181-03-022

1

PROPERTY OWNER: Lionel & Wanda Lehl

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2862 Hill Ave -

dwelling unit

PHONE: 242-8092

DESCRIPTION OF WORK AND INTENDED USE:

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

Storage Shed

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FOR OFFICE USE ONLY

ZONE: R5F8

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

SETBACKS: F 50ft S 3ft R 10ft

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

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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.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND 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.

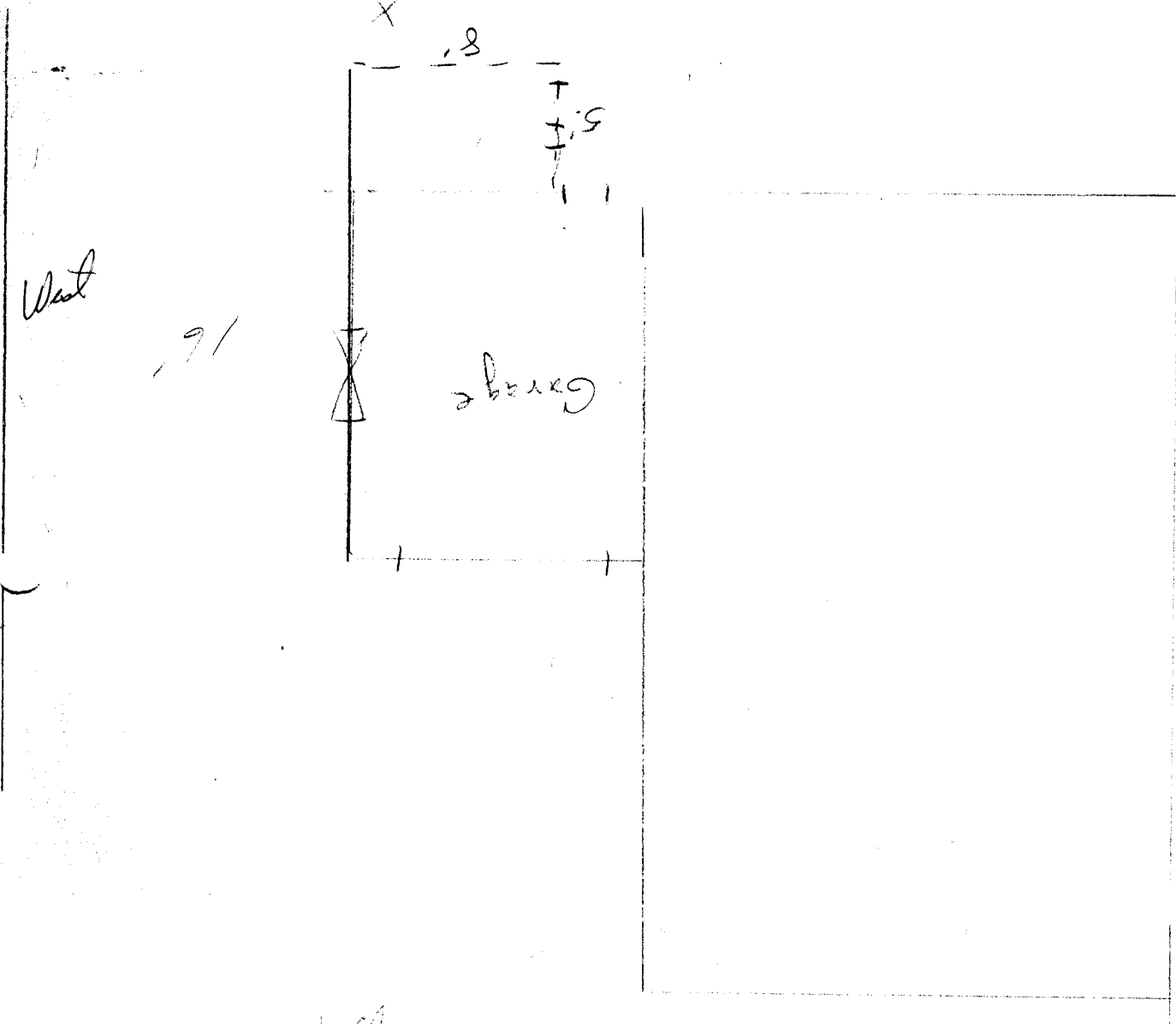
DATE APPROVED: 5/30/85

APPROVED BY: Kathy Portner (K.M.)

Wanda S. Lehl  
SIGNATURE

North

35' 2" back  
fence



West

2862 Hillview.  
Leonard & Wanda Bell