

DATE SUBMITTED: 2-22-90

PERMIT # 35202

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2865 HILL AVE,

SQ. FT. OF BLDG: 1350

SUBDIVISION: MEEKS

SQ. FT. OF LOT: 8424

FILING # _____ BLK # 13 LOT # 4

NUMBER OF FAMILY UNITS: SINGLE

TAX SCHEDULE NUMBER:
2943-181-04-010

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: CLINT SHIPMAN

USE OF ALL EXISTING BUILDINGS:
RESIDENCE

ADDRESS: 2865 HILL AVE,

PHONE: 245-1730

DESCRIPTION OF WORK AND INTENDED USE:
500 SQ. FT. ADDITION/BDRM + BATH

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

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 5' R 15'

GEOLOGIC
HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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.

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: 2/22/90

APPROVED BY: [Signature]

[Signature]
SIGNATURE

TX SCH # 2943-181-04-010

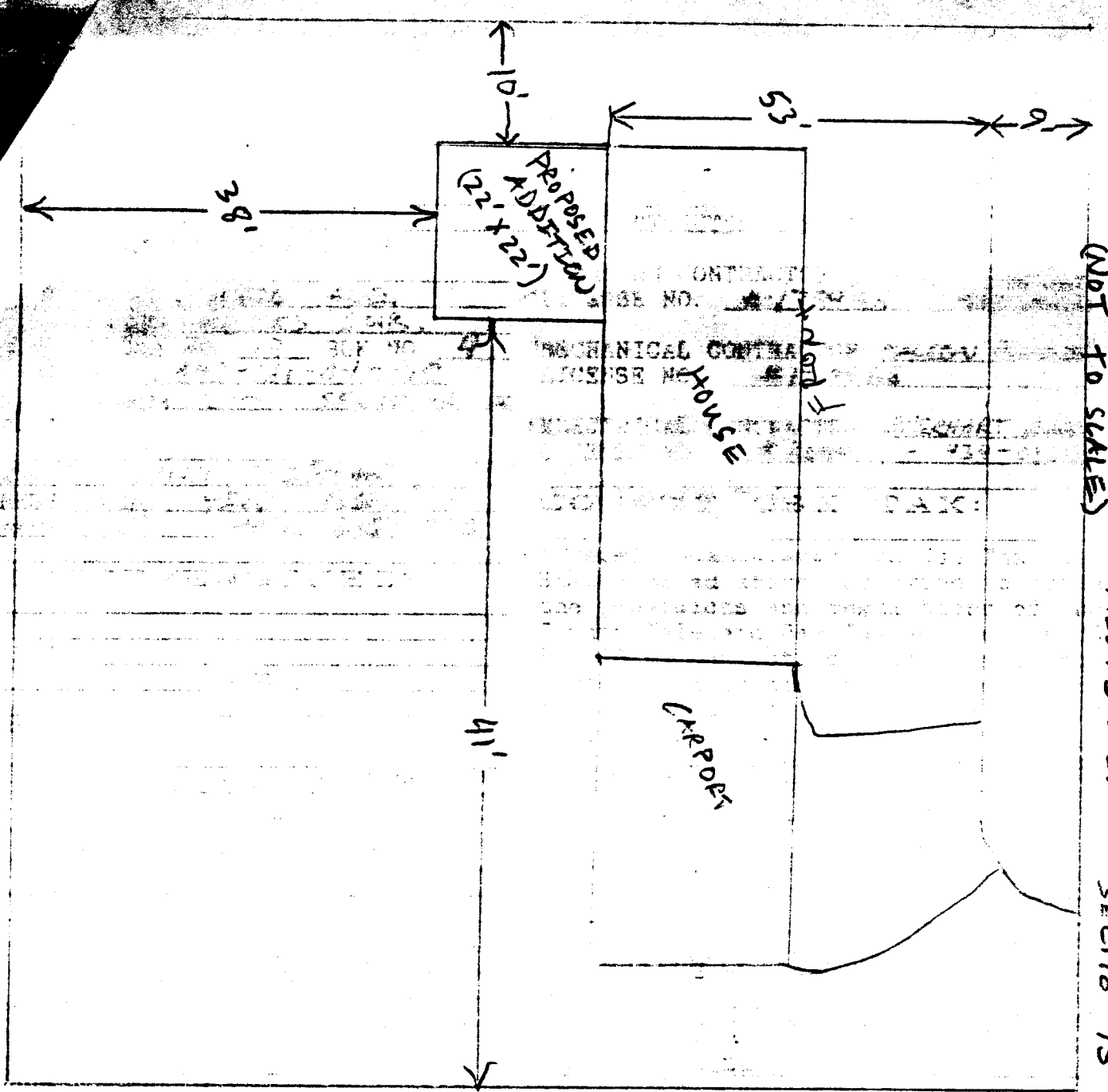
2865 HILL AVE.
WEEKS SUB.

SEC. 18 IS ~~NE~~

CITY PLANNING
DEPT. CLEARANCE

(NOT TO SCALE)

LOT
113' X 74'



ACCEPTED
 ANY CHANGES MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

2-22-90

SPX