

DATE SUBMITTED: 6-1-92

PERMIT NO. 42023

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2865 HILL Avenue SQ. FT. OF BLDG: 304.5

SUBDIVISION Meek's Subd. SQ. FT. OF LOT: 15000

FILING # \_\_\_\_\_ BLK # 4 LOT # 13 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-181-04-010 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER CLINT & SALLY SHEPMAN USE OF EXISTING BUILDINGS: RESIDENCE

ADDRESS 2865 HILL G.J.

TELEPHONE: 245-1730 DESCRIPTION OF WORK AND INTENDED USE: 14.5x21' SHOP & STORAGE BLDG

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE RSF-8 FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT 45' from Centerline GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 3' REAR 3' CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT 32' PARKING REQ'MT \_\_\_\_\_

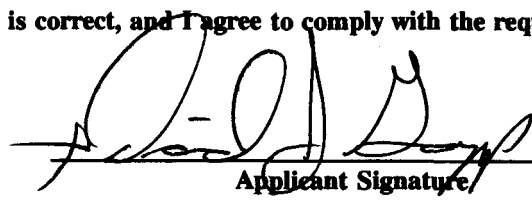
LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

  
Department Approval

  
Applicant Signature

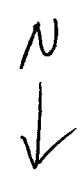
6-1-92  
Date Approved

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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

EASEMENT

NOT TO SCALE



6'

PROPOSED  
STRUCTURE

53'

3'

NO GARAGE DR.

*DJS*  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

DRIVE WAY

116'

RESIDENCE

CLINT SHEPMAN  
2865 HILL AVE.

HILL AVE