

DATE SUBMITTED: 6-7-93

PERMIT NO. _____

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS ~~2854~~ ²⁸⁵⁴ Hill Ave

SQ. FT. OF BLDG: 216

SUBDIVISION Meek's Subdivision

SQ. FT. OF LOT: 9875

FILING # _____ BLK # 3 LOT # 22

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-181-03-014

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER H. K. van Poolen

USE OF EXISTING BUILDINGS: Residence & Shed

ADDRESS PO Box 131 Shawnee Co.

DESCRIPTION OF WORK AND INTENDED USE: Bed Room

TELEPHONE: 838 7128

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 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 15'

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.

Marcia Patz
Department Approval

Mark Seancera
Applicant Signature

6-7-93
Date Approved

6-7-93
Date

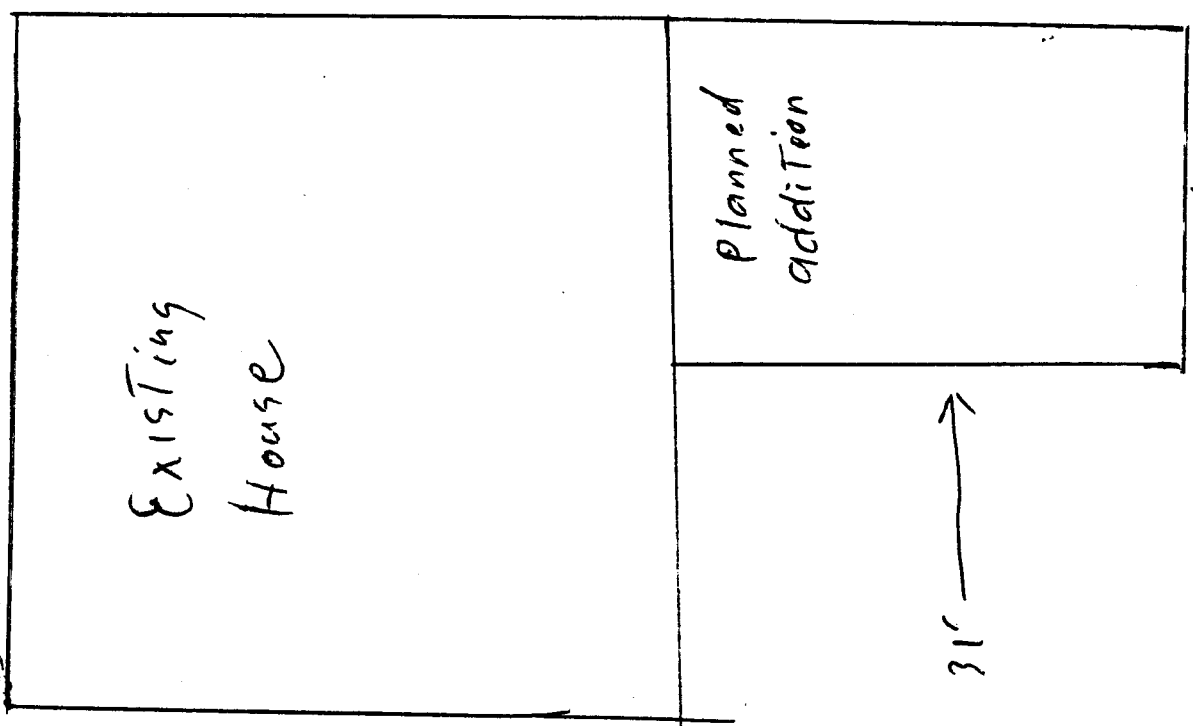
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

Alley

Alley

ACCEPTED MP 6-7-93
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.

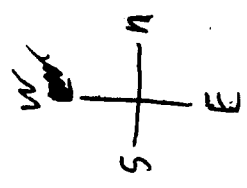
75'



10'

31'

Hill
Ave



2852 Hill Ave