

DATE SUBMITTED: 3-24-87

PERMIT # 27351

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 127 Hillcrest Ave

SQ. FT. OF BLDG: 1500

SUBDIVISION: Hillcrest Manor

SQ. FT. OF LOT: 18900

FILING # \_\_\_\_\_ BLK # 1 LOT # 27

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-11216-008

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
None

PROPERTY OWNER: Earl Gerharter

USE OF ALL EXISTING BUILDINGS:  
NA

ADDRESS: 1341 Cedar Ave

PHONE: 241-9551

DESCRIPTION OF WORK AND INTENDED USE:  
Residence

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

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### FOR OFFICE USE ONLY

ZONE: RSF-5

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

SETBACKS: F 45' S 15' R 25'

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

MAXIMUM HEIGHT: 32"

CENSUS TRACT #: 4

PARKING SPACES REQ'D: WA

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: lawn, etc.

SPECIAL CONDITIONS: none

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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 AN 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: 3-24-87

APPROVED BY: Mike [Signature]

Earl W. Gerharter  
SIGNATURE

127 Hillcrest Ave

Tax Sched # 2945-11216-008

Zone RSP-5

Min street frontage 55'

Max height 32'

Min lot width 100'

Min side setback 45'

accessory structures on rear 3'

min rear setback 25'  
50'

min. front. from center line 45ft

max lot coverage by structure 25%

