

DATE SUBMITTED: 6-11-87

PERMIT # 27902

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 155 Hillcrest Manor

SQ. FT. OF BLDG: 529

SUBDIVISION: Hillcrest Manor

SQ. FT. OF LOT: 16,800 (.39 acres)

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 26

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-112-16-007

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Louise M. Moody  
Robert L. Hooper, III

USE OF ALL EXISTING BUILDINGS:  
Family Home

ADDRESS: 155 Hillcrest Manor

PHONE: 243-9378

DESCRIPTION OF WORK AND INTENDED USE:  
Enclose Carport + Add Carport

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-5

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

SETBACKS: F 4 S 5 R 25

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 25

LANDSCAPING/SCREENING: existing

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.

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: 6-11-87

APPROVED BY: Nihil [Signature]

[Signature]  
SIGNATURE

55' to centerline  
of street

10'

Property Line

CONC.  
WALK

CARPORT

SHED

UP  
7'

SUN  
ROOM

LAUNDRY

EXISTING  
HOUSE

8" STEM WALL WITH  
6' CEDAR FENCE

4'-0" WINDOWS

