

DATE SUBMITTED: 6/5/89

PERMIT # 34361

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 115 Hillcrest Manor

SQ. FT. OF BLDG: 124' sq'

SUBDIVISION: Hillcrest Manor

SQ. FT. OF LOT: APPX 28,800 sq'

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-15-002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Hennock Daniel

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 115 Hillcrest Manor, Grand Jct.

RESIDENTIAL

PHONE: 243-5478

DESCRIPTION OF WORK AND INTENDED USE:
Foundation & Stem Wall for Kitchen Expansion

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: RSE-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' 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: N/A

SPECIAL CONDITIONS: Bldg. Dept. has
requested a radon survey

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.

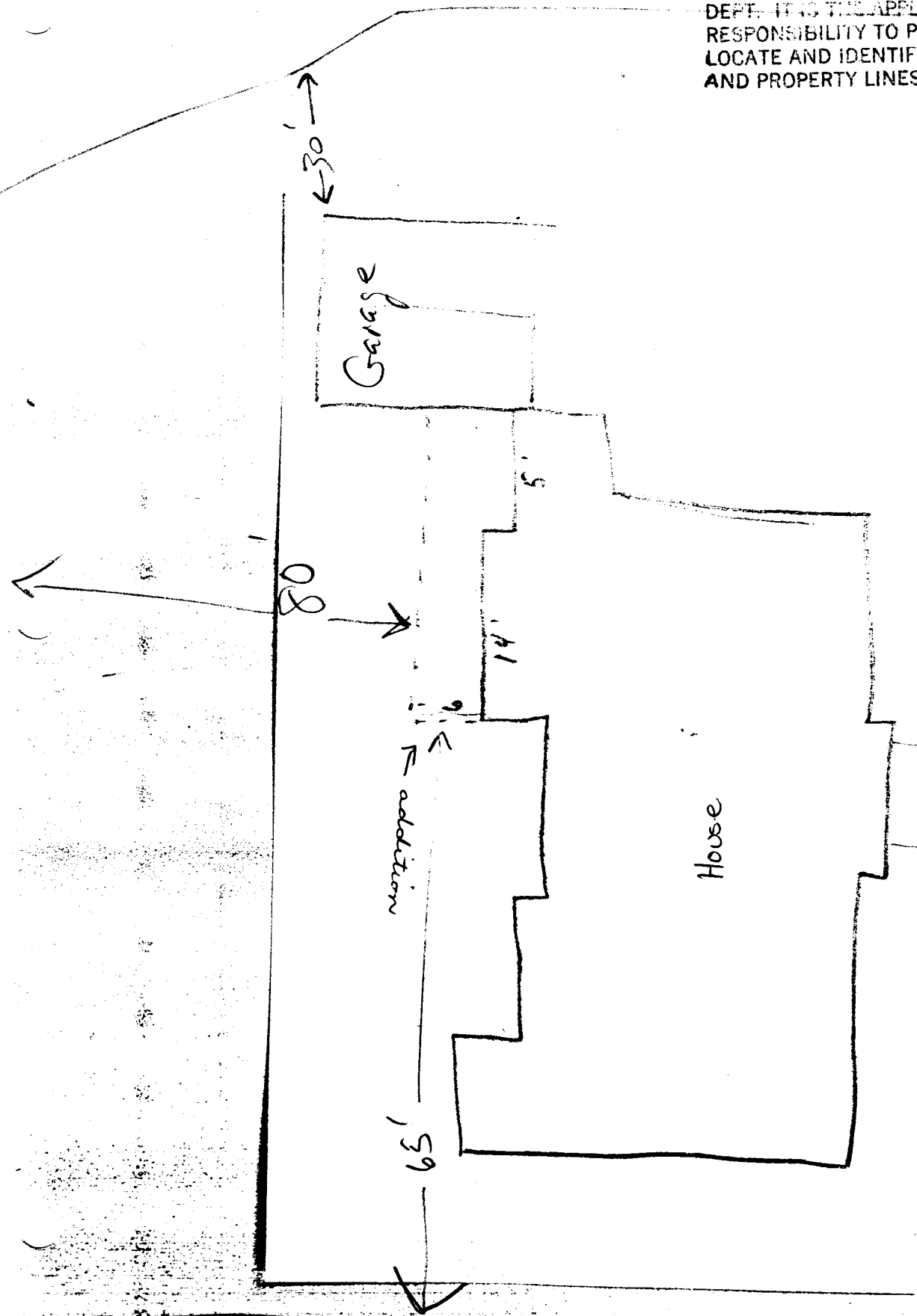
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS
CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO
COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6/5/89

APPROVED BY: [Signature]

[Signature]
SIGNATURE

ACCEPTED 6/5/89 
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.



Hillcrest Manor