

DATE SUBMITTED: 7/10/90

PERMIT # 36392

FEE ^{5/1} 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 115 Hillcrest Manor

SQ. FT. OF BLDG: _____

SUBDIVISION: Hillcrest Manor

SQ. FT. OF LOT: Appx. 28,800 sq. ft.

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: Henneke Daniel

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 115 Hillcrest Manor

Residential

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

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

Adding a family room, kitchen, garage, master bedroom, classroom.

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: _____

TRAFFIC ZONE: 25

LANDSCAPING/SCREENING: _____

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.)

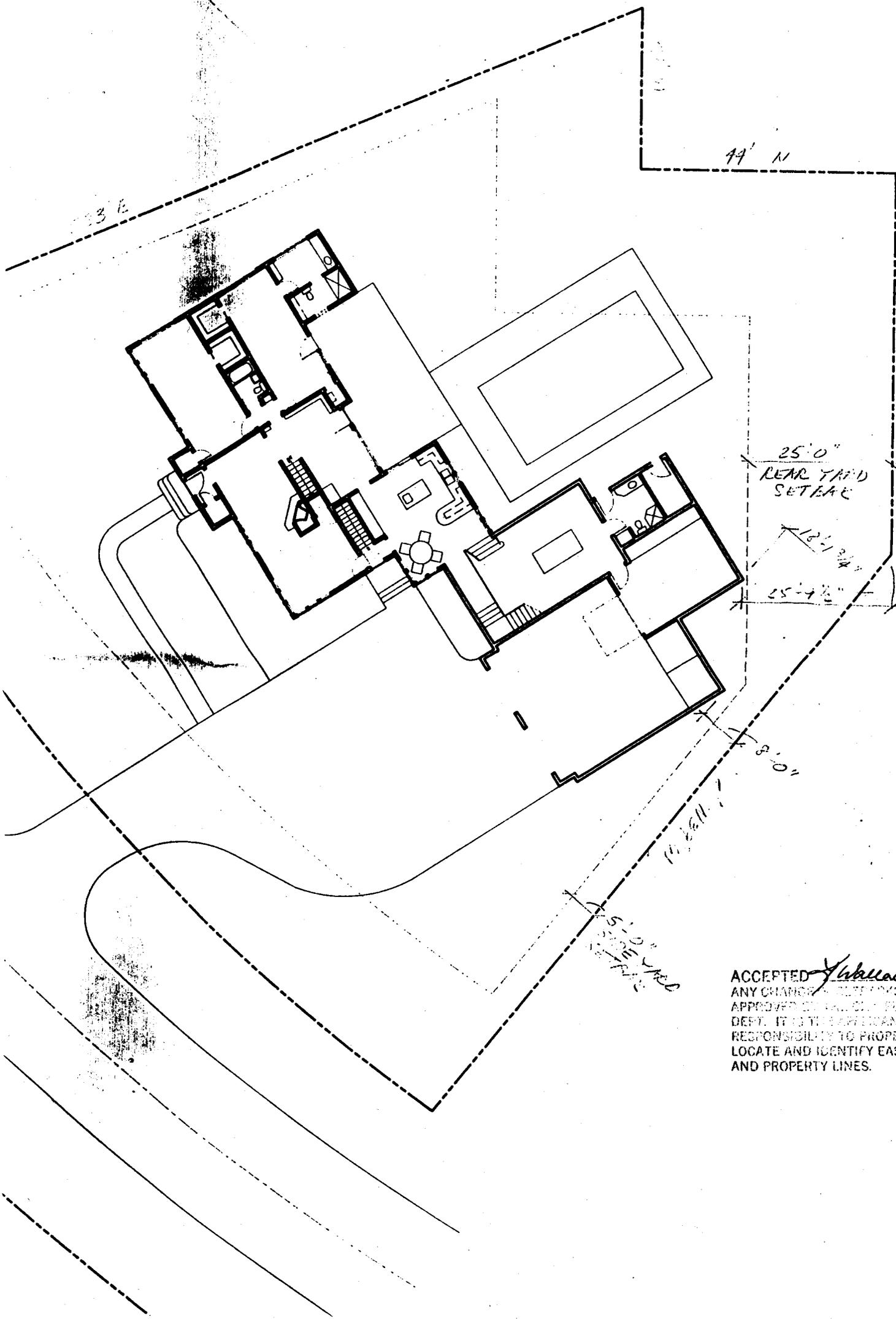
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: July 10, 90

APPROVED BY: [Signature] (YW)

[Signature]
SIGNATURE



44' N

25'0"
REAR YARD
SETBACK

12'-3/4"
25'-4 1/2"

10'-8"0"

19.8.11.7
5.0.10.0
10.10.10.0

ACCEPTED *Jubilee* 7/14/90
 ANY CHANGE TO THIS PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE PERMANENT
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.