

DATE SUBMITTED: May 7, 91

PERMIT # 38610

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 123 Hillcrest Ave

SQ. FT. OF BLDG: 1332

SUBDIVISION: Hillcrest Manor Sub

SQ. FT. OF LOT: 20,574

FILING # BLK # 1 LOT # 23

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-16-004

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Amanda Bailey

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 123 Hillcrest

house, garage

PHONE: 243 3878 H / W 241 1926

DESCRIPTION OF WORK AND INTENDED USE:
8 ft WALL for courtyard

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

BACKS: F 45 ft S 5 ft R 25 ft

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32 ft

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.

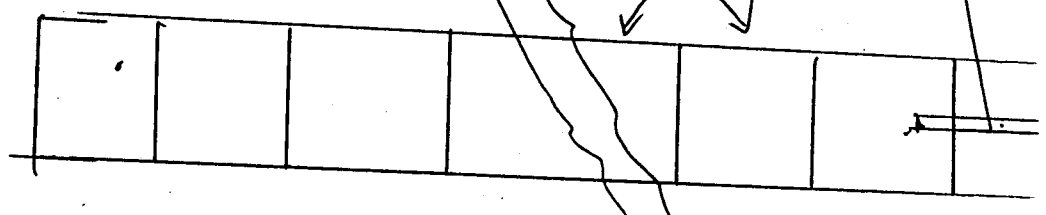
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

APPROVED: May 7, 1991

Amanda N Bailey
SIGNATURE

APPROVED BY: Kelli Wallace (km)

ACCEPTED (w/ Proj 7.9)
ANY CHANGES MUST BE
APPROVED BY THE
DEPT. OF
RESPONSIBILITY
LOCATE ALL EASEMENTS
AND PROPERTY LINES.



#4 Rebar Tie 24" OC

