

SUBMITTED: April 15, 91

PERMIT # 38516

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG 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:
horse / garage

ADDRESS: 123 Hillcrest Ave

PHONE: 243-3878 / w-241-1926

DESCRIPTION OF WORK AND INTENDED USE:
Bedroom / bath Addition

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

FOR OFFICE USE ONLY

ZONE: RSF-S

FLOODPLAIN: YES _____ NO _____

SETBACKS: 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.)

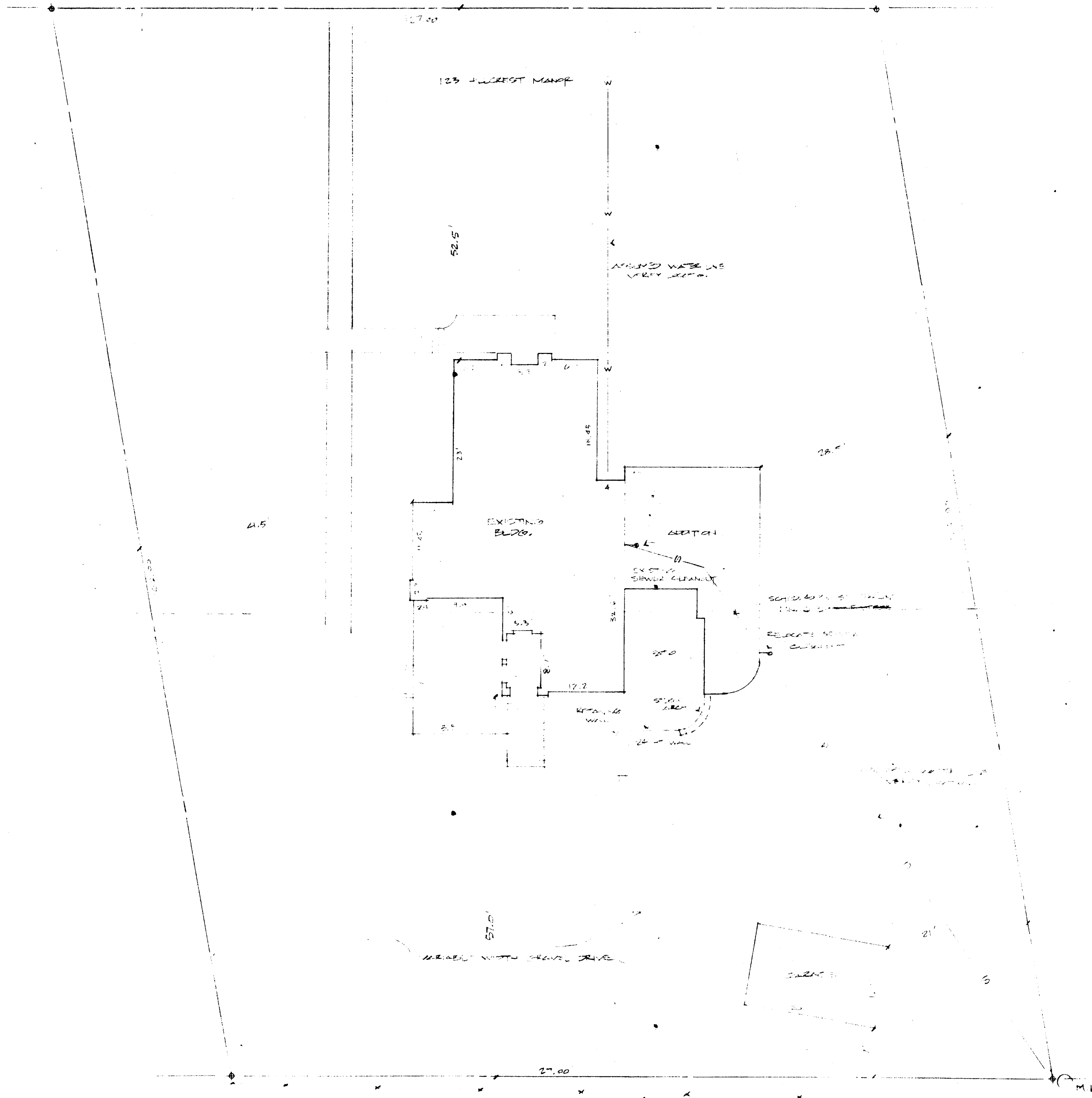
LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS TRUE AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO DO SO WILL RESULT IN LEGAL ACTION.

DATE: April 15, 91
K. Walker

[Signature]
SIGNATURE

HILLCREST AVE.

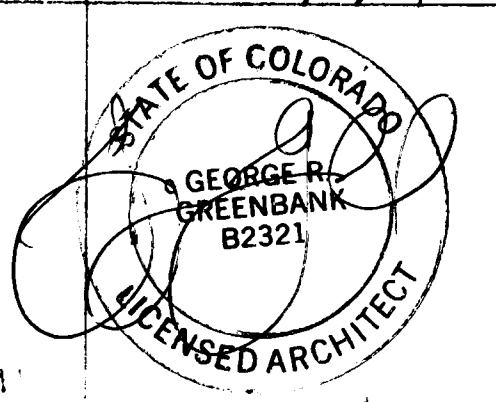


SITE PLAN
1:20=0

APPROVED BY: [Signature]
DATE: 4/15/01
BY: [Signature]

AVANCA DALEY ARCHT.
LOT 23 BLOCK 1 (123 HILLCREST AVE)
HILLCREST MANOR SUBDIVISION
GRAND JUNCTION, COLORADO
ZONED RSP-5
GEORGE GREENBANK ARCHT. FIRM

Planning Clearance 4/2/01



SCALE 3/4" = 1'-0"