

DATE SUBMITTED 8/27/93

BUILDING PERMIT NO. 460900

FEE \$ 500

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 155 Hillcrest

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 404 SF

SUBDIVISION Hillcrest Manor

SQ. FT. OF EXISTING BLDG(S) 3638 SF

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

TAX SCHEDULE NO. 2945-112-16-007

NO. OF FAMILY UNITS 1 (one)

OWNER Joe & Mayme Lacy

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1 (one)

ADDRESS P.O. Box 1395 Silverthorne  
CO.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE (303) 468-5567

Addition and remodel

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-5

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: Front 20 from property line or  
\_\_\_\_\_ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

Side 5 from property line

CENSUS TRACT 4 TRAFFIC ZONE 25

Rear 25 from property line

PARKING REQ'MT N/A

Maximum Height 32

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]

Applicant Signature [Signature]

Date Approved 8/30/93

Date 8/27/93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

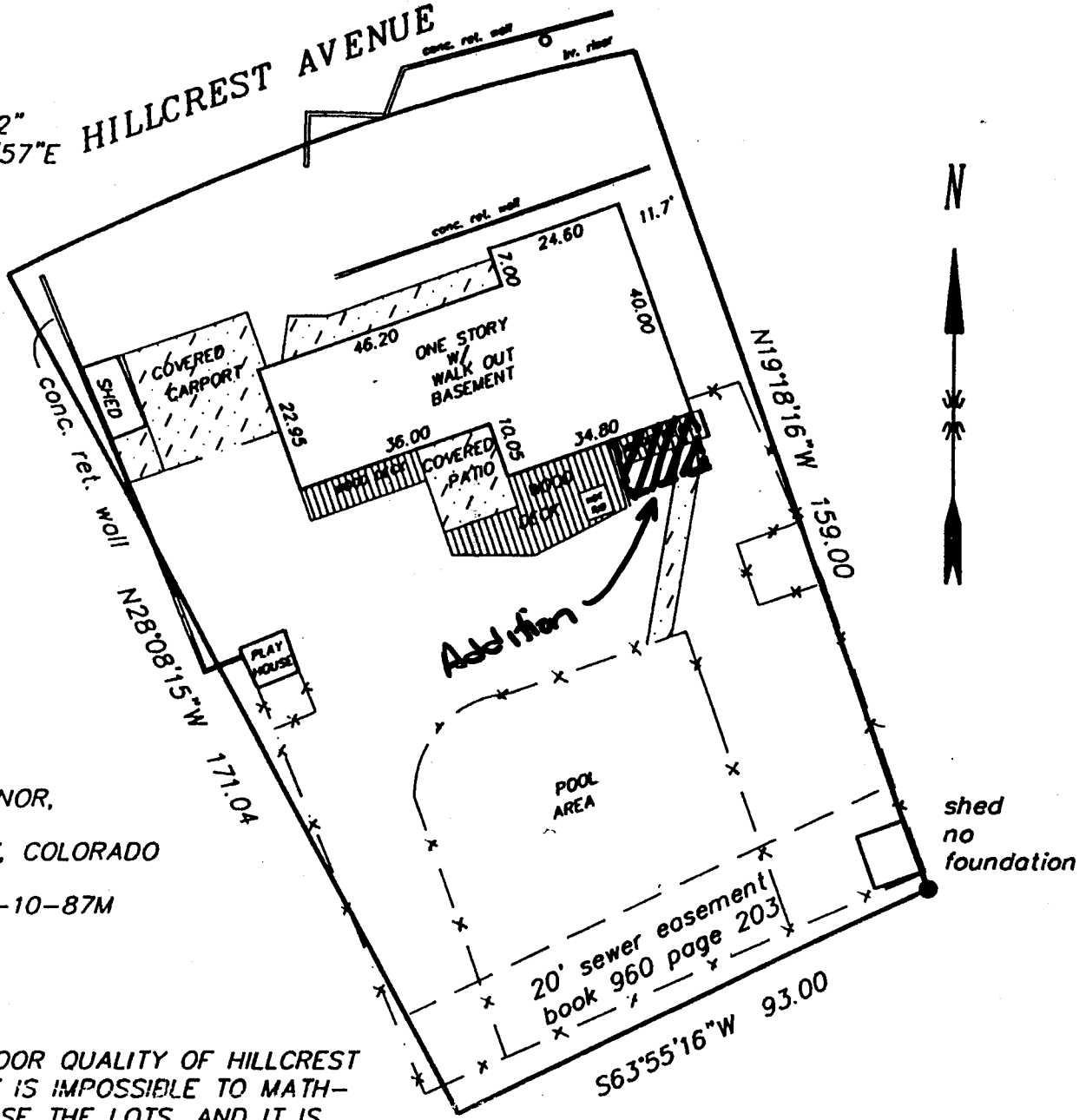
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

A=119.00  
 R=430.00  
 D=15°51'22"  
 B=N70°13'57"E  
 C=118.62  
 T=59.88

HILLCREST AVENUE



N



ACCEPTED  
 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.

DESCRIPTION

LOT 26 IN HILLCREST MANOR,

MESA COUNTY, COLORADO

WCTC NO. 92-10-87M

NOTE:

DUE TO THE POOR QUALITY OF HILLCREST MANOR SUB. IT IS IMPOSSIBLE TO MATH-MATICALLY CLOSE THE LOTS, AND IT IS THIS SURVEYORS OPINION THAT THE ENTIRE SUB. SHOULD BE REPLATTED TO CORRECT THE IRREGULARITIES THAT EXIST BETWEEN THE RECORDED PLAT AND THE USAGE ON THE GROUND.

LEGEND & NOTES

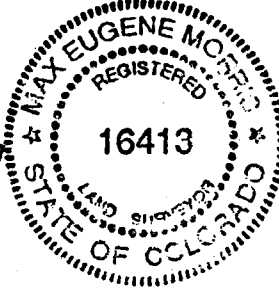
- FOUND SURVEY MONUMENTS SET BY OTHERS NO 5 RE-BAR
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 10/28/92, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

*Max E. Morris* 10/29/92  
 Max E. Morris, Registered Colorado Land Surveyor #16413

TAX ID NO 2945-112-16-007



IMPROVEMENT LOCATION CERTIFICATE

155 HILLCREST AVENUE

FOR: LACY	 <p>Q.E.D.          SURVEYING          SYSTEMS Inc.          1018 COLO. AVE.          GRAND JUNCTION          COLORADO 81501          464-7568          241-2370</p>	SURVEYED BY: MEM JP
SCALE: FEET: 0 15 30 METERS: 0 3 10		DRAWN BY: VM
DATE: 10/29/92		ACAD ID: LACY
		SHEET NO.
		FILE: 92296.1

