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BLDG PERMIT NO. 55982

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 111 HILLCREST MANOR TAX SCHEDULE NO. 2945-112-15-006
 SUBDIVISION HILLCREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 144 sq. ft.
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2100 sq. ft.
 (1) OWNER TIM SARMO NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 111 HILLCREST MANOR
 (1) TELEPHONE 945-8930 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT STEVE EBERHARDT USE OF EXISTING BLDGS DWELLING - GARAGE
 (2) ADDRESS 2332 K. Rd. DESCRIPTION OF WORK AND INTENDED USE: BATH ADDITION
 (2) TELEPHONE 243-5944

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height _____
 CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Steve Eberhardt Date 4/30/96
 Department Approval Maria Bateman Date 4-30-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3019-2510-03-8

Utility Accounting Chris Hanson Date 4-30-96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

