

Rob  
loc

FEE \$	10
TCP \$	1
SIF \$	1



BLDG PERMIT NO. U4435

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

BLDG ADDRESS 124 Hillcrest Ave TAX SCHEDULE NO. 2945 112 16005

SUBDIVISION Hillcrest Manor SQ. FT. OF PROPOSED BLDG(S)/ADDITION Deck 324

FILING N/A BLK N/A LOT 24 SQ. FT. OF EXISTING BLDG(S) 2750  
*240 sq ft garage shed*

(1) OWNER Let & Susan Capps NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 124 Hillcrest Manor

(1) TELEPHONE 243-4732 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT Susan Capps USE OF EXISTING BLDGS HOME GARAGE - shed

(2) ADDRESS 124 Hillcrest DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 243-4732 Replace old Deck with New Deck

**REQUIRED:** One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 4 TRAFFIC 25 ANNX# \_\_\_\_\_

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 Susan Capps Date 3/20/98

Department Approval Santa Costello Date 3-20-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting Wabi Overholt Date 3-20-98

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

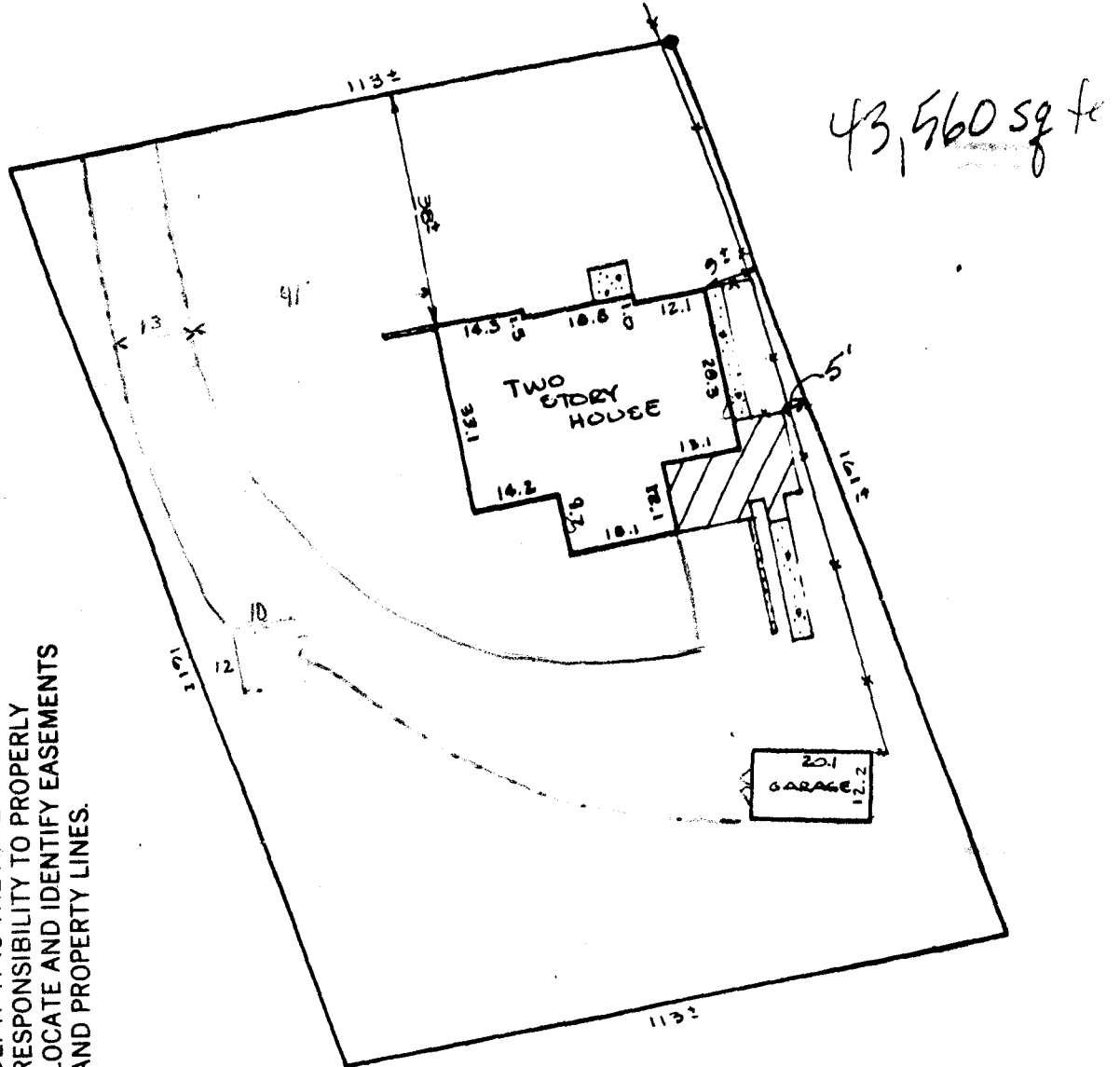
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# IMPROVEMENT LOCATION CERTIFICATE

124 Hillcrest Avenue  
Grand Junction, Colorado

Lot 24, Hillcrest Manor. Mesa County, Colorado.

All setback and sideyard distances are plus or minus one foot.



ACCEPTED SLC 3.20.98  
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.

Boundary survey recommended for this lot.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Abstract & Title  
COMMITMENT NUMBER 888275