

Planning \$ <u>2</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE #

92879-8368

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 115 Hillcrest Ave.  
 SUBDIVISION Hillcrest Manor  
 FILING \_\_\_\_\_ BLK 1 LOT 15

TAX SCHEDULE NO. 2945-112-15-002  
 SQ. FT. OF EXISTING BLDG(S) 7,161  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6,947

OWNER Todd & Angela Hegstrom  
 ADDRESS 115 Hillcrest Ave  
 CITY/STATE/ZIP Grand Junction, CO 81501

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT Serra Const. Inc.  
 ADDRESS 2529 Grand Overlook Dr  
 CITY/STATE/ZIP Co. J CO., 81503  
 TELEPHONE 243-3730

USE OF ALL EXISTING BLDG(S) dwelling  
 DESCRIPTION OF WORK & INTENDED USE: remodel of existing single family residence

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-4</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>7'</u> from PL REAR: <u>20'</u> from PL	PARKING REQUIREMENT: <u>2</u>
MAX. HEIGHT <u>35'</u>	SPECIAL CONDITIONS: <u>Interior remodel only</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>50%</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

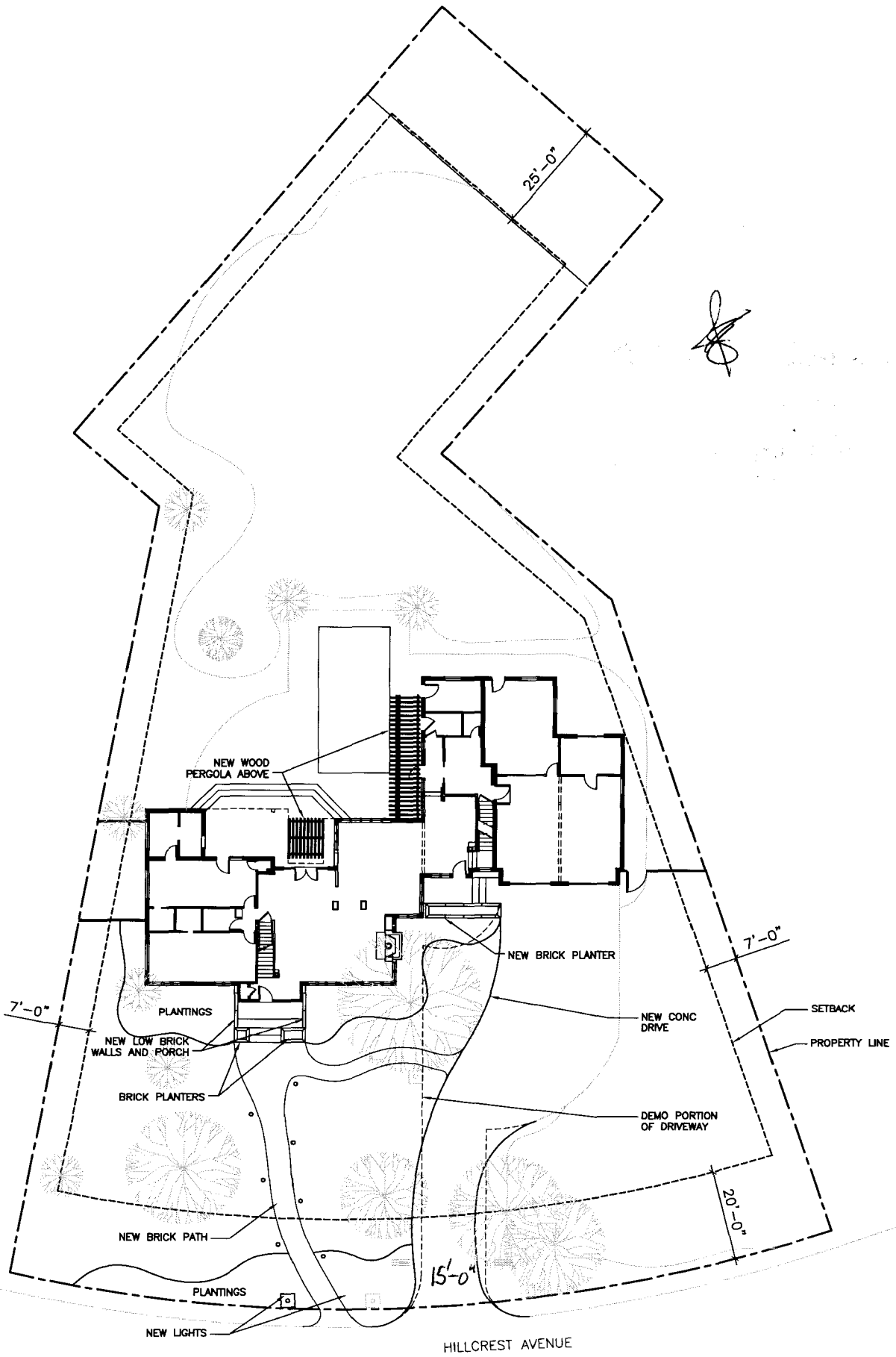
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature [Signature] Date 5/2/07  
 Department Approval [Signature] Date 5/4/07

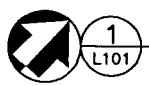
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>No change swr/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-7-07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



*[Handwritten signature]*



HEGSTROM RESIDENCE SITE PLAN

SCALE (A)



C H A M B E R L I N  
A R C H I T E C T S

437 MAIN STREET  
GRAND JUNCTION, CO 81501  
TELEPHONE: 970.242.6804