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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 96949-8034

Building Address 2224 No 1st St
 Parcel No. 2945-112-14-007
 Subdivision Roper Amended
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2250 Sq. Ft. Proposed 3012
 Sq. Ft. of Lot / Parcel less than 1 acre .42
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3400
 Height of Proposed Structure 24'-6"

OWNER INFORMATION:

Name Rusty Crooks - Lorentzen
 Address 2224 No 1st St
 City / State / Zip Grand Jct. CO 81502

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name BENCHMARK CM LLC
 Address 1959 Broadway
 City / State / Zip Grand Jct. CO 81507
 Telephone 970-250-7700

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): _____
- Manufactured Home (UBC)

NOTES: demo portion of exist structure
add new family room + porch

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 PLANNING STAFF

ZONE R4 Maximum coverage of lot by structures _____

SETBACKS: Front 30/25 from property line (PL) Permanent Foundation Required: YES NO

Side 7/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES NO

Maximum Height of Structure(s) 35 Parking Requirement 2

Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

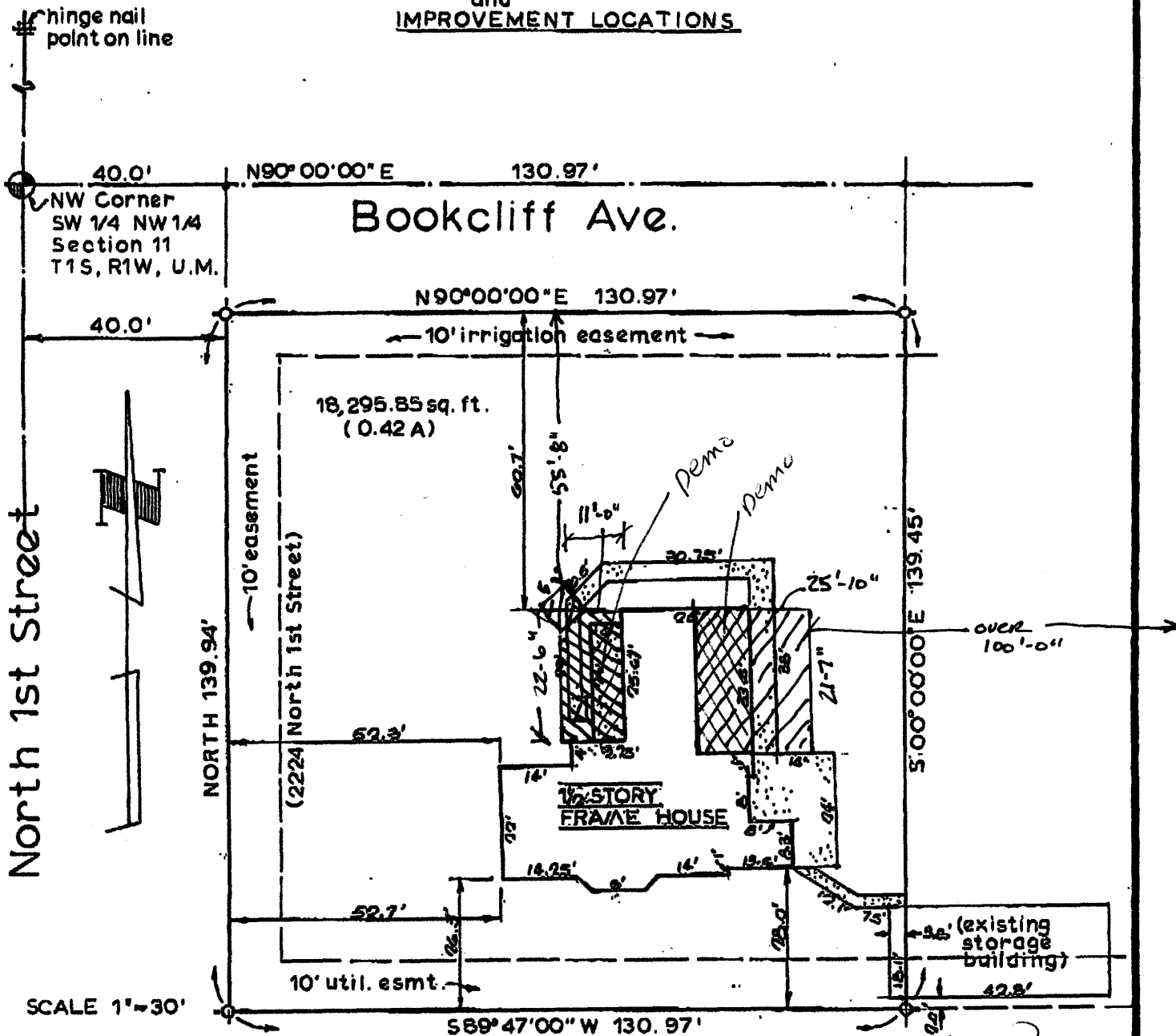
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 [Signature] Date 7/29/08
 Planning Approval [Signature] Date 7/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>no chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/29/08</u>		

SURVEY PLAT
and
IMPROVEMENT LOCATIONS



ACCEPTED *Lytle Reynolds*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

Legal Description:

—The West 130.97' of Lot 1, Amended Roper Subdivision, City of Grand Junction, Mesa County, Colorado—