

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 8376

Building Address 107 Hillcrest
 Parcel No. 2945-112-15-012
 Subdivision Hillcrest Manor
 Filing _____ Block 1 Lot 7

No. of Existing Bldgs 1 No. Proposed 1 Attached garage
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 792⁴
 Sq. Ft. of Lot / Parcel 15,725.16 ~~4200~~ .36 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1800⁴ (1970.4) + 117⁶
 Height of Proposed Structure 17 ft. w/driveway (12.6)

OWNER INFORMATION:

Name Todd; Angela Hegstrom
 Address 115 Hillcrest
 City / State / Zip 6. Jct. CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

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

NOTES: toilet + shower to be added
into mudroom leg.

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

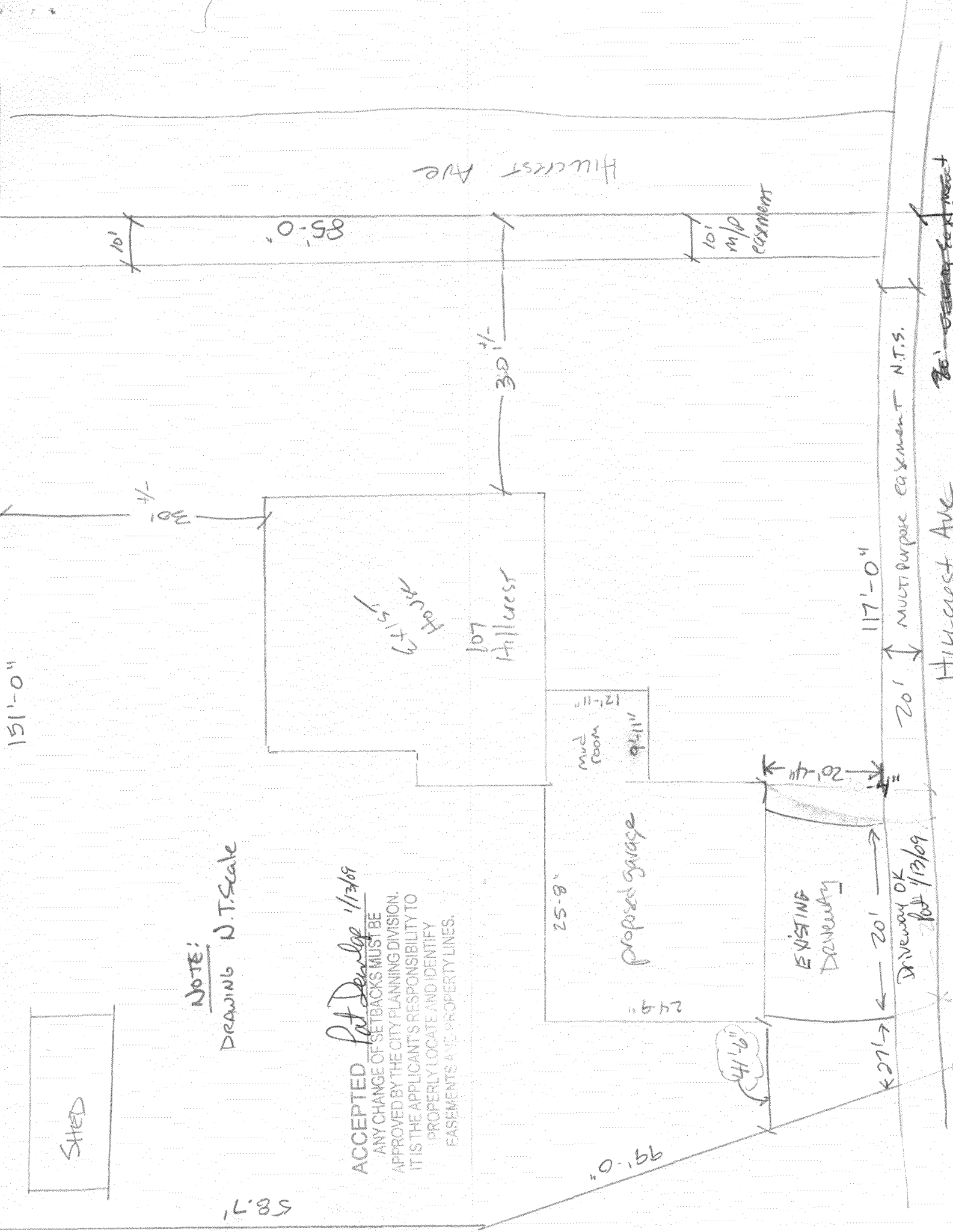
ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement _____
 Voting District _____ 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 1/12/09
 Planning Approval [Signature] Date 1/13/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>1/13/09</u>		



SHED

NOTE:
DRAWING N.T.Scale

ACCEPTED *Pat Deery* 1/13/09
 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.

Hillcrest Ave

Hillcrest Ave

MULTIPURPOSE EASEMENT N.T.S.

EXISTING DRIVEWAY

PROPOSED GARAGE

MUD ROOM

HOUSE

lot Hillcrest

DRIVEWAY OK
lot 1/13/09

0.66

58.7'

151'-0"

730'

85'-0"

30'

117'-0"

20'

10' M/P EASEMENT

~~20' EASEMENT~~