

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 8375-0

Building Address 108 Hillcrest
 Parcel No. 2945-112-15-011
 Subdivision HILLCREST MANOR
 Filing _____ Block _____ Lot 11

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2070 Sq. Ft. Proposed 192
 Sq. Ft. of Lot / Parcel 14,043
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2202
 Height of Proposed Structure 15 FT.

OWNER INFORMATION:

Name DAN KIRBY
 Address 108 Hillcrest
 City / State / Zip Co. Sect. Co 81504

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): covered deck screened in porch

APPLICANT INFORMATION:

Name STEVE BENSTROM / BENCHMARK CON LLC
 Address 1959 BROADWAY
 City / State / Zip Co. Sect. Co 81507
 Telephone 970-250-7700

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: no sewer / water

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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	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 6/15/09
 Planning Approval [Signature] Date 6/16/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/16/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

93.00

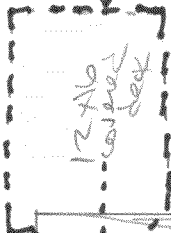
10' utility easement

ACCEPTED *Pat O'Connell 6/16/09*
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.

78.50

151.00

Proposed deck + roof



12x16 covered deck

26'-0"

57'-0"

108 Hillcrest

47'-0"

30'-0"

6'-0"

Piped irrigation ditch

155.00

Dewdney + Darkav's

29'-0"

28'-0"

29'-6"

93.70

Hillcrest Ave.