

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. M

8376-0

Building Address 107 Hillcrest AVE.  
 Parcel No. 2945 112 15 012  
 Subdivision Hillcrest Manor  
 Filing \_\_\_\_\_ Block 1 Lot 7

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 1690 Sq. Ft. Proposed 2090 *turn*  
 Sq. Ft. of Lot / Parcel 1 Acre 15725.16  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2400 *1590*  
 Height of Proposed Structure 17 ft

**OWNER INFORMATION:**  
 Name Todd & Angela Helstrom  
 Address 115 Hillcrest  
 City / State / Zip Co. Jct. Co 81501

**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 Co. Jct. Co 81507  
 Telephone 970-250-7700

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

NOTES: ADD MASTER BDRM + BATH TO EXIST HOME

**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**

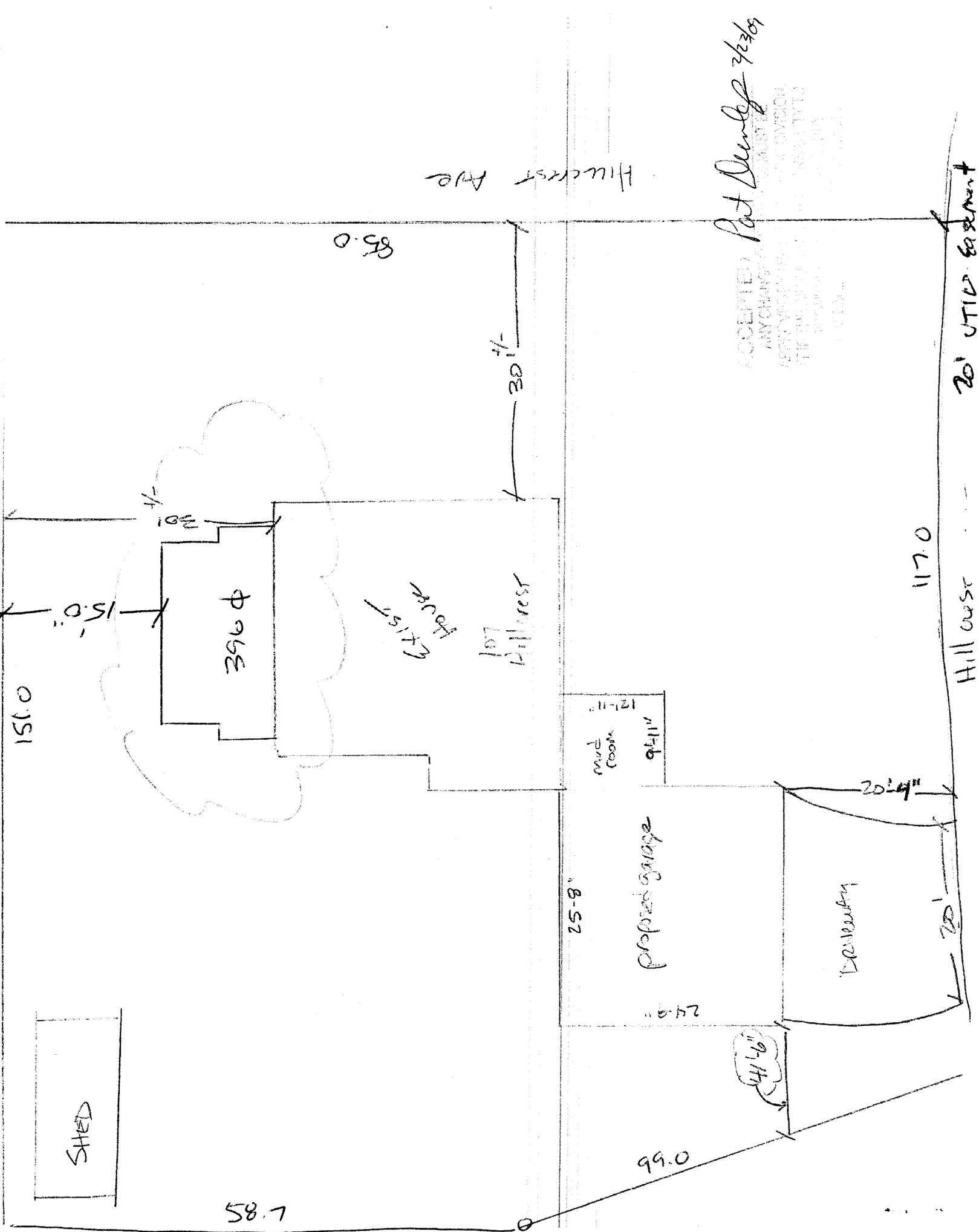
ZONE R-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35' Parking Requirement \_\_\_\_\_  
 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 2/23/09  
 Planning Approval [Signature] Date 2/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting	Date <u>2-23-09</u>		



Pat Deming 7/23/09

ACCEPTED FOR RECORD  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DIVISION  
 BEFORE ANY CONSTRUCTION BEGINS  
 THIS PLAN IS NOT VALID FOR RECORD  
 DATE: 7/23/09

Hillcrest Ave

20' UTID Easement

Hillcrest

117.0

20' 4"

Driveway

20'

Proposed garage

25.8'

24.0'

mud room 9'11"

12'11"

lot Hillcrest

EXIST House

396 sq ft

30 1/2'

15.0'

151.0

SHED

58.7

99.0

9'11"