

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 128 HILLCREST AVE No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2945 112 16 019 Sq. Ft. of Existing Bldgs 2250 Sq. Ft. Proposed 434  
 Subdivision HILLCREST MANOR Sq. Ft. of Lot / Parcel 14,549  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3684 ~~4000~~ PROPOSED  
 Height of Proposed Structure 10 Feet

**OWNER INFORMATION:**

Name MATTHEW REED  
 Address 128 HILLCREST AVE  
 City / State / Zip GT CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SCOTT WEGS  
 Address 569 S WESTGATE #4  
 City / State / Zip GT CO 81505  
 Telephone 970-234-1498

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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>20/25</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____         |                       |  |
| Side <u>7/3</u> from PL Rear <u>25/5</u> from PL     | Floodplain Certificate Required: YES <u>PAID</u> NO _____ |                       |  |
| Maximum Height of Structure(s) <u>35'</u>            | Parking Requirement _____                                 |                       |  |
| Voting District _____                                | Special Conditions _____                                  |                       |  |
| Driveway _____                                       | Location Approval _____                                   |                       |  |
|  |   | (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 3/25/10  
 Planning Approval [Signature] Date 3/25/10

|  |                     |  |         |
|--|---------------------|--|---------|
| 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>3/25/10</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)

ACCEPTED *Pat Overlap 3/25/10*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY

Matthew Reed  
128 Hillcrest



Ground Mounted  
Solar Array

3 feet

5 feet