

FEE \$	10.00
TCP \$	1500.00
SIF \$	252.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 705 Mistake Ct.
 Parcel No. 2701-333-40-021
 Subdivision Spanish Trails
 Filing 4 Block 11 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1478
 Sq. Ft. of Lot / Parcel 3020
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2378
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name Hunter Construction and Development LLC
 Address PO Box 55063
 City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Hunter Construction and Development LLC
 Address PO Box 55063
 City / State / Zip Grand Junction CO 81505
 Telephone 970.241.5059

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures 60%
 SETBACKS: Front 15' house 20' garage from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District B Driveway Location Approval RAD
 (Engineer's Initials)

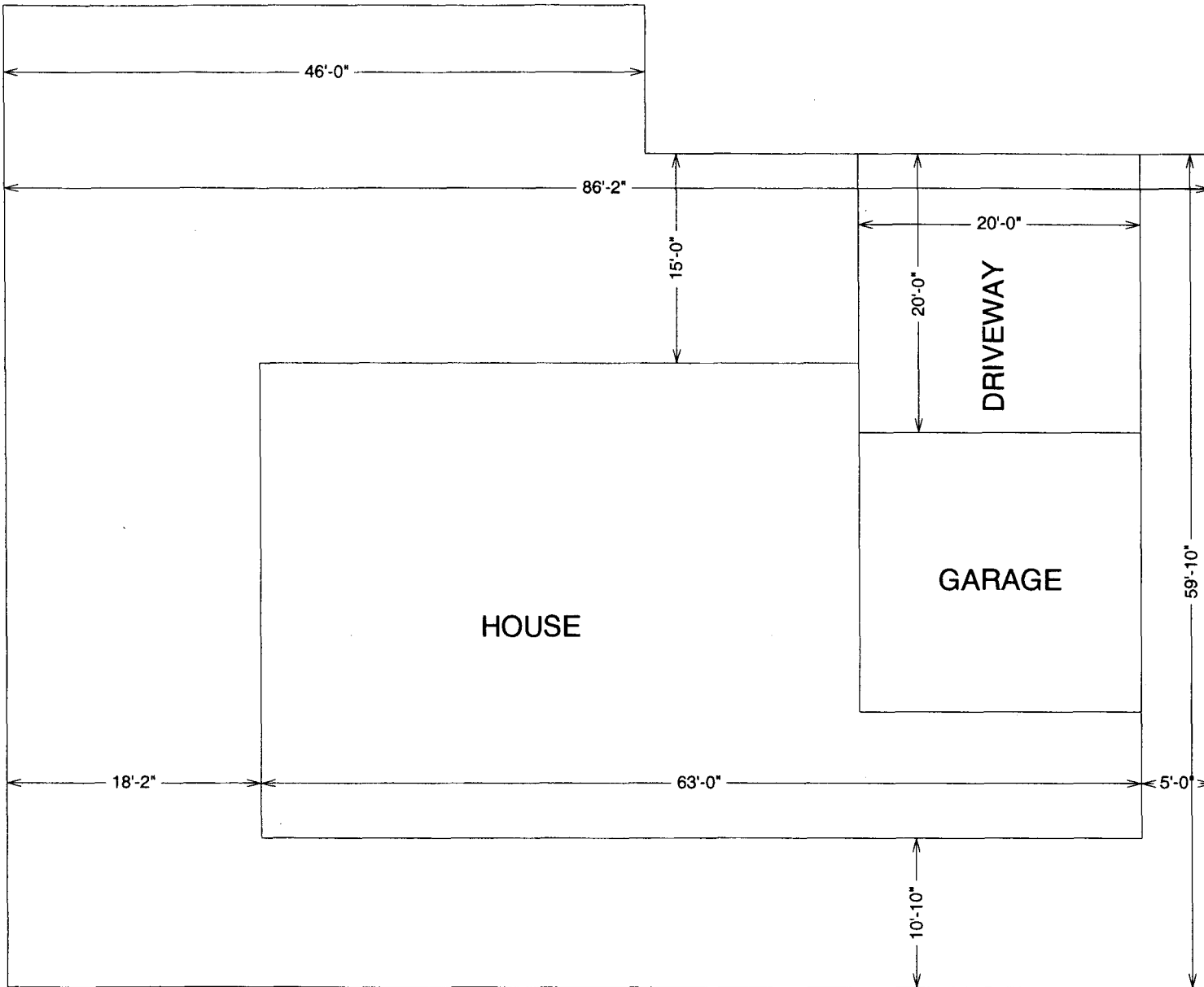
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 6/11/05
 Department Approval [Signature] Date 7/18/05

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No. <u>18260</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/18/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Walter Braga 7/18/05*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

↑
 NORTH

BLOCK 11
 LOT 11
 705 METATE COURT
 SPANISH TRAILS SUB.

"The El Monte"

*Drive OK
 Feet Down
 6-9-05*