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| FEE \$ 10.00 |
| TCP \$ 1500.00 |
| SIF \$ 292.00 |

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

BLDG PERMIT NO. _____

Building Address 101 W. Main St., Grand Junction CO 81505 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-333-40-021 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Spanish Trails Sq. Ft. of Lot / Parcel 5,793.5
 Filing 4 Block 11 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1114

OWNER INFORMATION:

Name Hunter Construction and Development LLC
 Address PO Box 5500B
 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 Devel. LLC
 Address PO Box 5500B
 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.

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|---|--|
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>PD</u> | Maximum coverage of lot by structures <u>100%</u> |
| SETBACKS: Front <u>15'</u> <i>house 20' garage</i> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Side <u>5'</u> from PL Rear <u>10'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>32'</u> | Special Conditions <u>Letter from Engineer</u> |
| Voting District <u>B</u> Driveway Location Approval <u>U</u> <i>Required</i> (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).

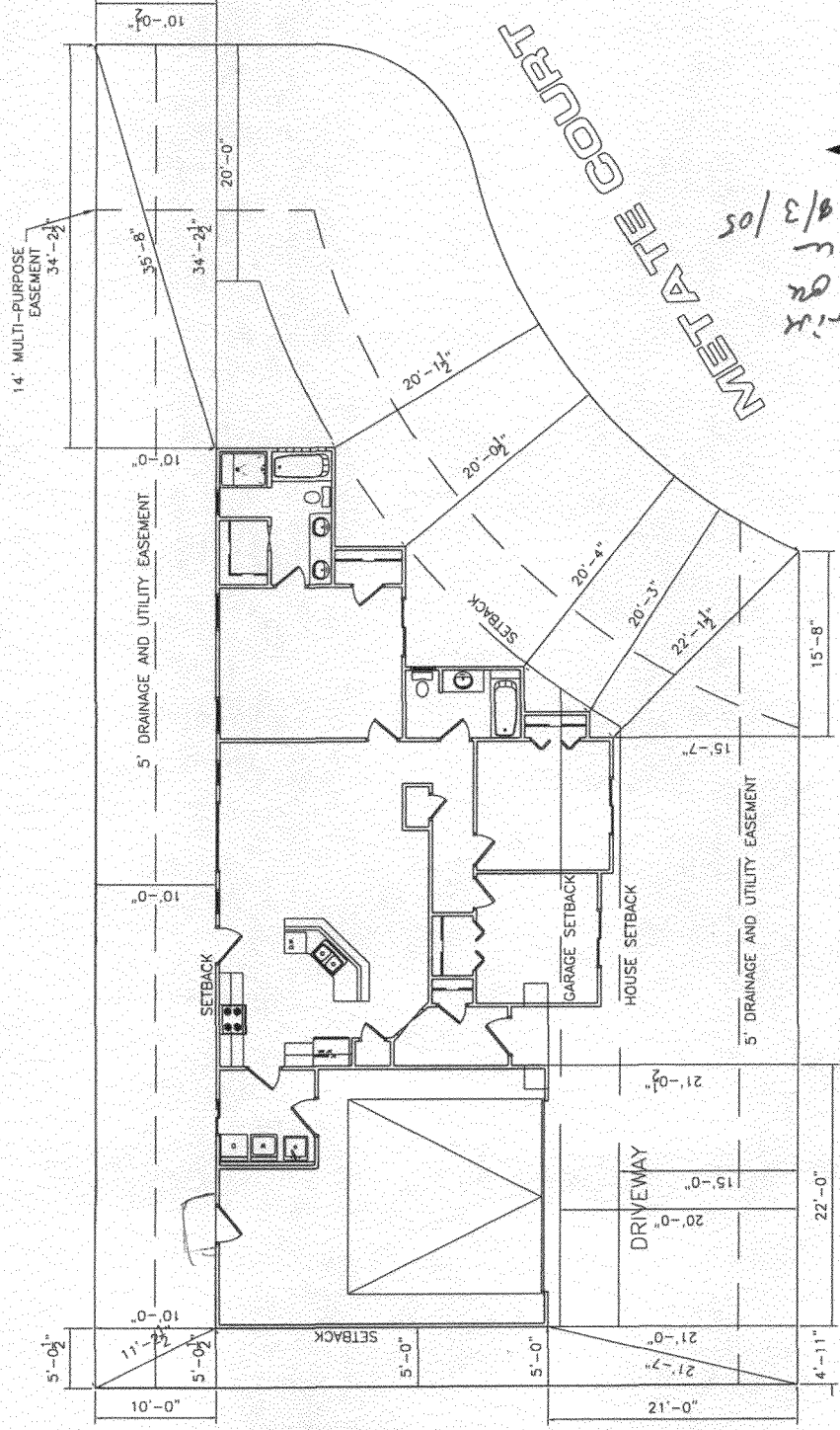
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/2/05
 Department Approval [Signature] Date 8/22/05

| | |
|---|----------------------|
| Additional water (and/or sewer tap fee(s) are required. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>18346</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>8/22/05</u> |

Alisa Aguayo 8/27/05

ACCEPTED
 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.

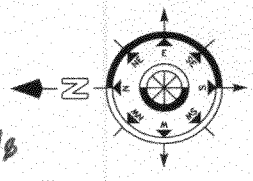


NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE IF NO BRICK LEDGE EXISTS. DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

| SITE PLAN INFORMATION | |
|-----------------------|---|
| SUBDIVISION NAME | SPANISH TRAIL |
| FLING NUMBER | 4 |
| BLOCK NUMBER | 11 |
| LOT NUMBER | 9 |
| STREET ADDRESS | 707 METATE COURT |
| COUNTY | MESA |
| GARAGE SQ. FT. | 538 SF |
| LIVING SQ. FT. | 1376 SF |
| LOT SIZE | 0.133 ACRES |
| SETBACKS USED | FRONT 20' AND 15' SIDES 5' REAR 10' |

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION



*Alisa
 8/3/05*

SCALE: 1/16" = 1'-0"

TRACTOR (SHARED DRIVE)