

|        |         |
|--------|---------|
| 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 715 metal av 81505  
 Parcel No. 270-333-41-005  
 Subdivision Spanish Trail  
 Filing 4 Block 11 Lot 5

No. of Existing Bldgs 0 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1980  
 Sq. Ft. of Lot / Parcel 5489  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2045  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Hunter Const. Development  
 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 Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 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 <u>PD</u>   | Maximum coverage of lot by structures <u>60%</u>                |
| SETBACKS: Front <u>15' House 20' Garage</u> from property line (PL)                | Permanent Foundation Required: YES <u>X</u> NO _____            |
| 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>Approval Letter from LIC eng required</u> |
| Voting District <u>B</u> Driveway Location Approval _____<br>(Engineer's Initials) |   |

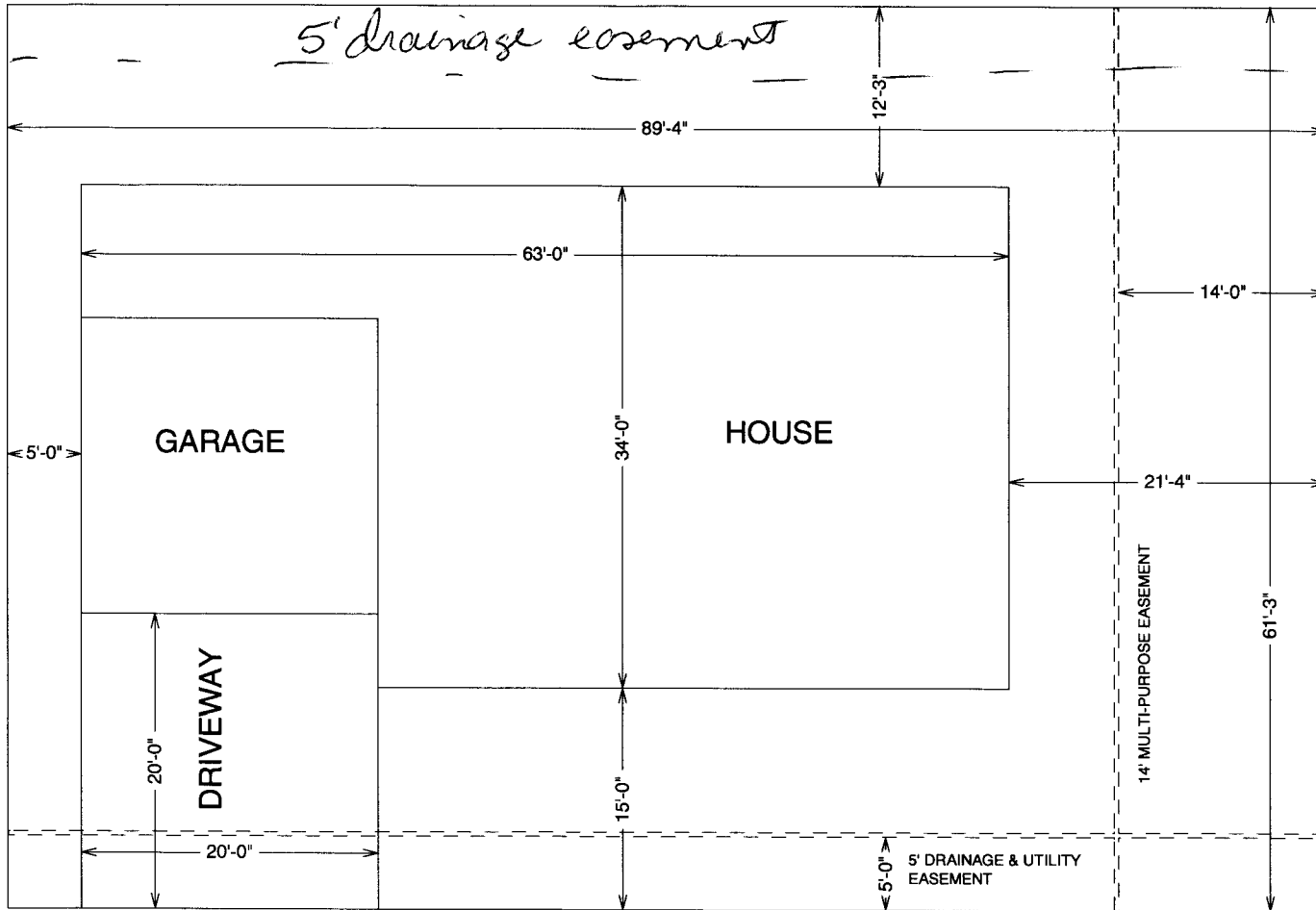
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/31/05  
 Department Approval [Signature] Date 9/12/05

|  |                      |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>18388</u> |
| Utility Accounting <u>[Signature]</u>  | Date <u>9/12/05</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 *C. J. Faye Hall* 9/12/05  
 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.



BLOCK 11  
 LOT 5  
 715 METATE COURT  
 SPANISH TRAILS SUB.

"The Hermosa"

*disc ok*  
*ll* 9/11/05