FEE \$	10:00	
TCP\$	1500.00	
SIF\$	292.00	

PLANNING CLEARANCE (1)

BLDG	PERMIT NO.	

(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

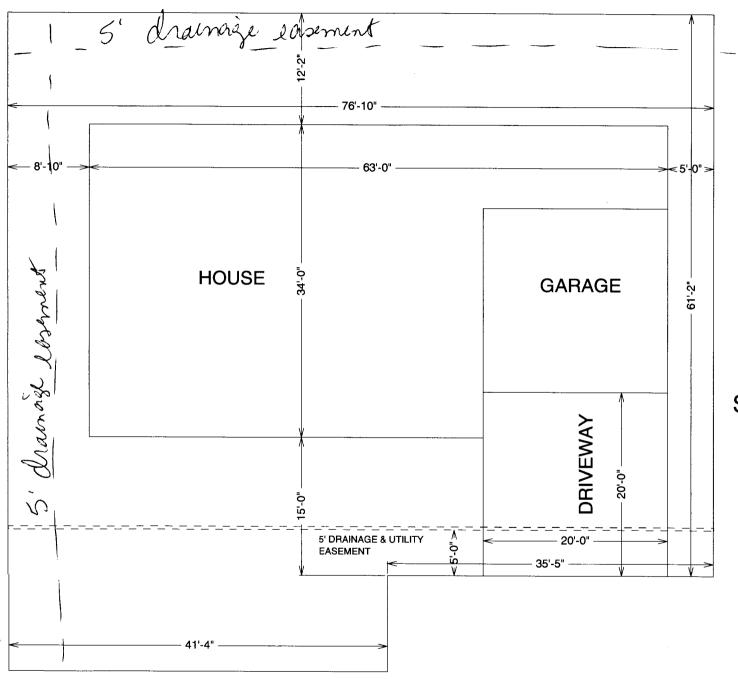
Community Development Department

Building Address 117 Metate 4 8 150	No. of Existing Bldgs No. Proposed
Parcel No. 2701-333-41-000	Sq. Ft. of Existing Bldgs O Sq. Ft. Proposed
Subdivision Spanish Trail	Sq. Ft. of Lot / Parcel 5227
Filing Block 1) Lot 4	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2310 119 1291
OWNER INFORMATION:	, ,
Name Hunter Const · Quelopment	DESCRIPTION OF WORK & INTENDED USE:
Address PO 80x 55063	New Single Family Home (*check type below) Interior Remodel Addition
City/State/Zip Grand John CO 8005	Other (please specify):
APPLICANT_INFORMATION:	*TYPE OF HOME PROPOSED:
Name Same	Site Built
Address	Cutor (please specify).
City / State / Zip	NOTES:
Telephone 970-241-5059	
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e.	kisting & proposed structure location(s), parking, setbacks to all n a width & all easements & rights-of-way which abut the parcel.
property lines, ingress/egress to the property, driveway location	ii a widdi a ail easeilleids a rights-or-way willch abut the paicei.
	MUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COMP	MUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COMP	
THIS SECTION TO BE COMPLETED BY COMP	MAXIMUM coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMP ZONE	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMP ZONE	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMP ZONE SETBACKS: Front 15' House from property line (PL) Side 5' from PL Rear 10' from PL Maximum Height of Structure(s) 32' Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved,	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY	Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY	Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY	Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY	MAXIMUM coverage of lot by structures

(Pink: Building Department)

(Yellow: Customer)

(White: Planning)



ACCEPTED Hay Laul
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 6 717 METATE COURT SPANISH TRAILS SUB.

"The El Monte"

drive de 91,105