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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 717 Metate W 81505 No. of Existing Bldgs 0 No. of Proposed 1
 Parcel No. 2701-333-41-000 Sq. Ft. of Existing Bldgs 0 Sq. Ft. of Proposed 1978
 Subdivision Spanish Trail Sq. Ft. of Lot / Parcel 5227
 Filing 4 Block 11 Lot 0 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2378 119' high

OWNER INFORMATION:

Name Hunter Const. Development
 Address PO Box 55063
 City / State / Zip Grand Jctn 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 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>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 <u>UV</u> (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

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| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>18390</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)

