

FEE \$ 10.00  
 TCP \$ 1539.00  
 SIF \$ 460.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 719 Metate  
 Parcel No. 2701-333-41-001  
 Subdivision Spanish Trail  
 Filing 41 Block 11 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1980  
 Sq. Ft. of Lot / Parcel 5445  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1980  
 Height of Proposed Structure 15'

**OWNER INFORMATION:**

Name Hunter Construction Development LLC  
 Address PO Box 550023  
 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 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 20' from Metate</u>   | Maximum coverage of lot by structures <u>60%</u>   |  |  |
| SETBACKS: Front <u>15' house from tract</u> 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</u>  |  |  |
| Voting District <u>B</u> Driveway Location Approval <u>u</u>           | <u>Licensed Engineer Required</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).

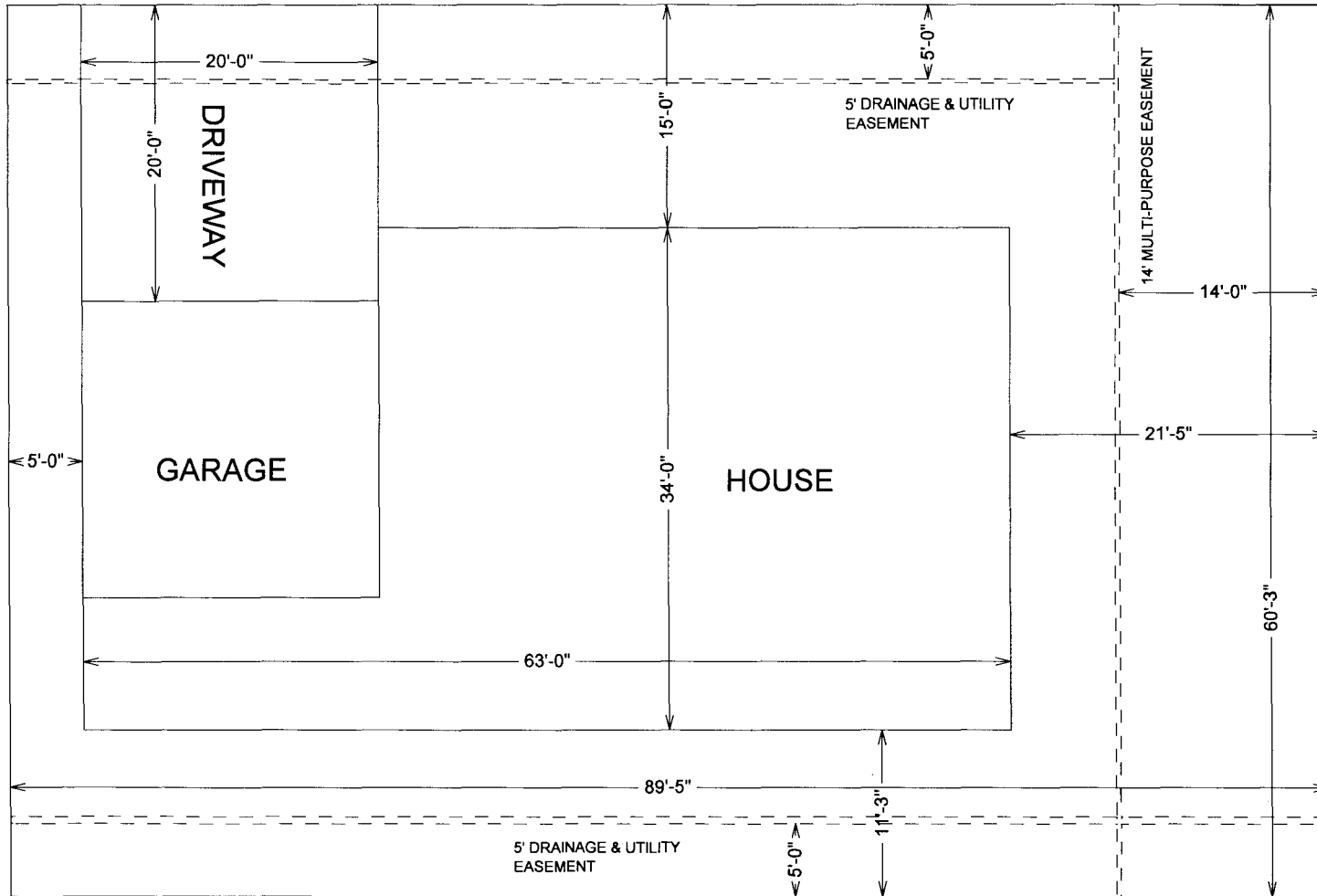
Applicant Signature [Signature] Date 2/15/06

Department Approval [Signature] Date 3/24/06

|  |                     |    |                      |
|--|---------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO | W/O No. <u>18958</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>3/24/06</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)

3/24/06  
ACCEPTED *[Signature]*  
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.



*Devin*  
*02*  
*6/2/06*

↑  
NORTH

BLOCK 11  
LOT 4  
719 METATE COURT  
SPANISH TRAILS SUB.

"The Hermosa"