

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 120 Metate Ct.  
 Parcel No. 2101-333-42-003  
 Subdivision Spanish Trail  
 Filing 4 Block 12 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1989  
 Sq. Ft. of Lot / Parcel 51113  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2125  
 Height of Proposed Structure 15'

**OWNER INFORMATION:**

Name Hunter Construction Development  
 Address PO Box 55003  
 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 Hunter Construction Development  
 Address PO Box 55003  
 City / State / Zip Grand Jctn CO 81505  
 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>R0</u>	Maximum coverage of lot by structures <u>600%</u>
SETBACKS: Front <u>15' House 30' Garage</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>Engineered foundation required - Dences &amp; hedges along shrined driveways are limited to 30" in height</u>
Voting District <u>B</u> Driveway Location Approval <u>RAD</u> <small>(Engineer's Initials)</small>	

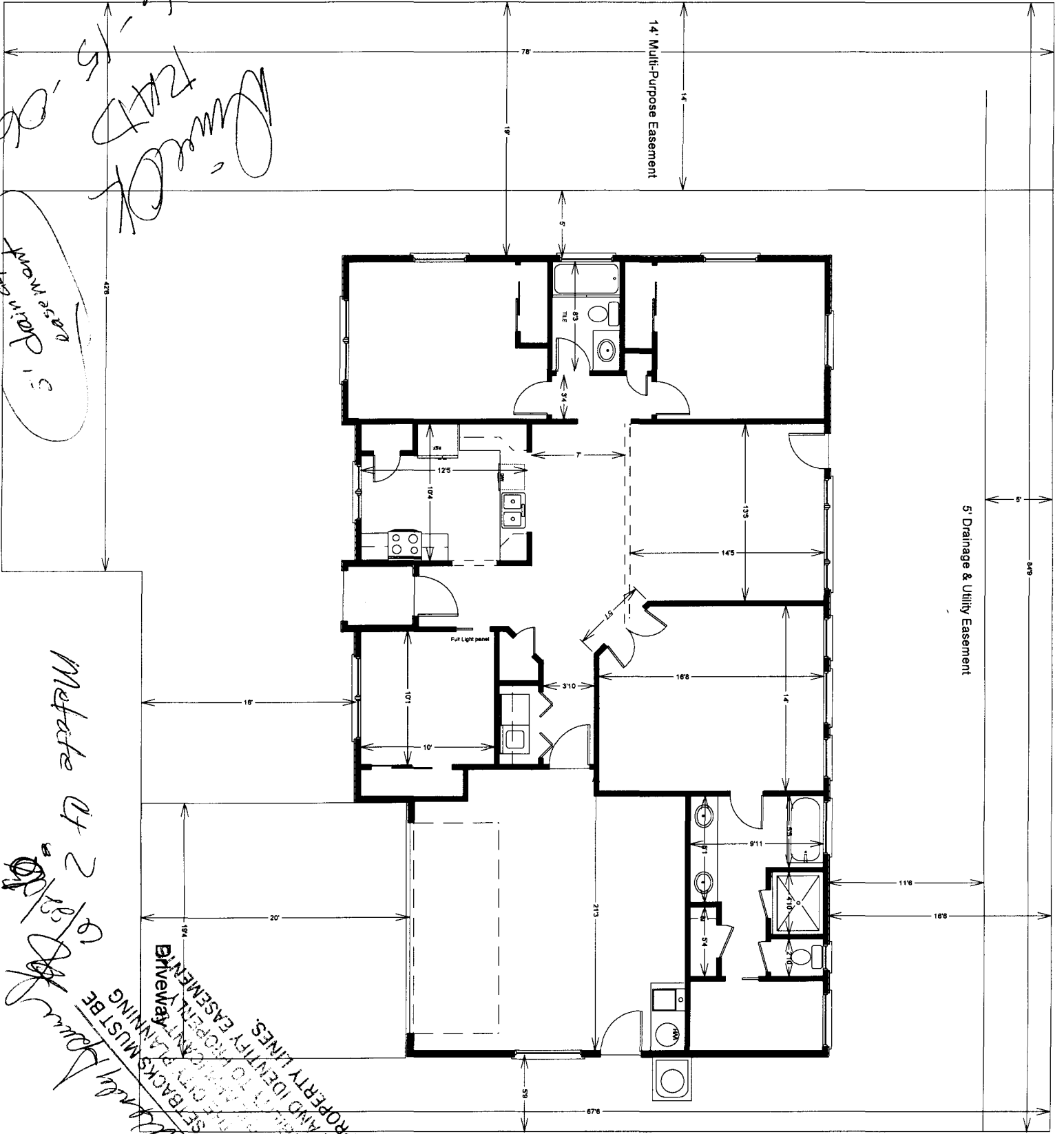
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 6/12/06  
 Department Approval [Signature] Date 6/22/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19234</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/22/06</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)



*Handwritten notes:*  
 5' Draining Easement  
 14' Multi-Purpose Easement  
 5' Drainage & Utility Easement

*Handwritten notes:*  
 Metate of 2  
 02/13/20

**ACCEPTED NA**  
 ANY CHANGES OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT TO IDENTIFY EASEMENT  
 AND PROPERTY LINES.  
 RESUBMIT TO IDENTIFY EASEMENT  
 AND PROPERTY LINES.

720 Metate  
 Lot 3 - Block 12

