

FEE \$ 10.<sup>00</sup>/<sub>1</sub>  
 TCP \$ 1589.<sup>00</sup>/<sub>1</sub>  
 SIF \$ 440.<sup>00</sup>/<sub>1</sub>

**PLANNING CLEARANCE**

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

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

Building Address 724 METATE No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-333-42002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1846  
 Subdivision SMITH TRAILS Sq. Ft. of Lot / Parcel 5,502  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5,502  
 Height of Proposed Structure 15'

**OWNER INFORMATION:**

Name DAMIEN LOY  
 Address 2866<sup>A</sup> ORCHARD DR.  
 City / State / Zip 65, CO. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address SAINT  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

**\*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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15/20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5/10 from PL Rear 20 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32 Special Conditions no accessory structures  
 Voting District B Driveway Location Approval See Letter from Professional Engineer  
 (Engineer's Initials) Handed header shared driveway 30'

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 12-21-06

Department Approval [Signature] Date 1-19-07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 19432 2011  
 Utility Accounting [Signature] Date 1-19-07

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code) 4/4/07  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

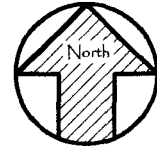
1-19-07 AH

# SPANISH TRAILS SUBDIVISION

## LOT 2 - BLOCK 12 - FILING

JACK CREEK ROAD

38.58'



20'-1" Setback

14' Multi-Purpose Easement

5'-1" Setback

5'-13" to Structure

53.32

5'-5" Setback

**PROPOSED STRUCTURE**  
2614 PERMEABLE SURFACE  
LOT SQ FT 5502

**ADDRESS : 724 METATE**

1848 sq ft

10'-1" Setback

METATE COURT

76.50'

49.40'

24-1/2 ROAD

Entry

Driveway

20'-1" Setback

16'-11"

Setback

Setback

*Handwritten signature*  
Driveway 53.32  
-- METATE --

15' Setback

Drainage Easement 2'-6"

10.6'

34.6'