

FEE \$ 1589.00
 TCP \$ 10.00
 SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 110 Southpark Dr.
 Parcel No. 243-321-00-154 / 243-321-00-112
 Subdivision Hawks Nest
 Filing I Block 2 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2030
 Sq. Ft. of Lot / Parcel 9350
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes
 Address 362 Main Street
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Same
 Address Same
 City / State / Zip Same
 Telephone 970-244-1616

*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.

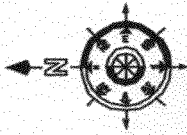
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | | | |
|--|--|--|--|
| ZONE <u>R-4</u> | Maximum coverage of lot by structures <u>50%</u> | | |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | | |
| Side <u>7</u> from PL Rear <u>25</u> from PL | Parking Requirement <u>2</u> | | |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ | | |
| Voting District <u>E</u> | Driveway Location Approval _____ | | |
| | (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 Rebecca Taber for Bill Grace Date August 3, 2007
 Department Approval [Signature] Date _____

| | | | |
|--|---|-----------------------------|----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>paid @ DMSP</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>8-17-07</u> | | |



NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

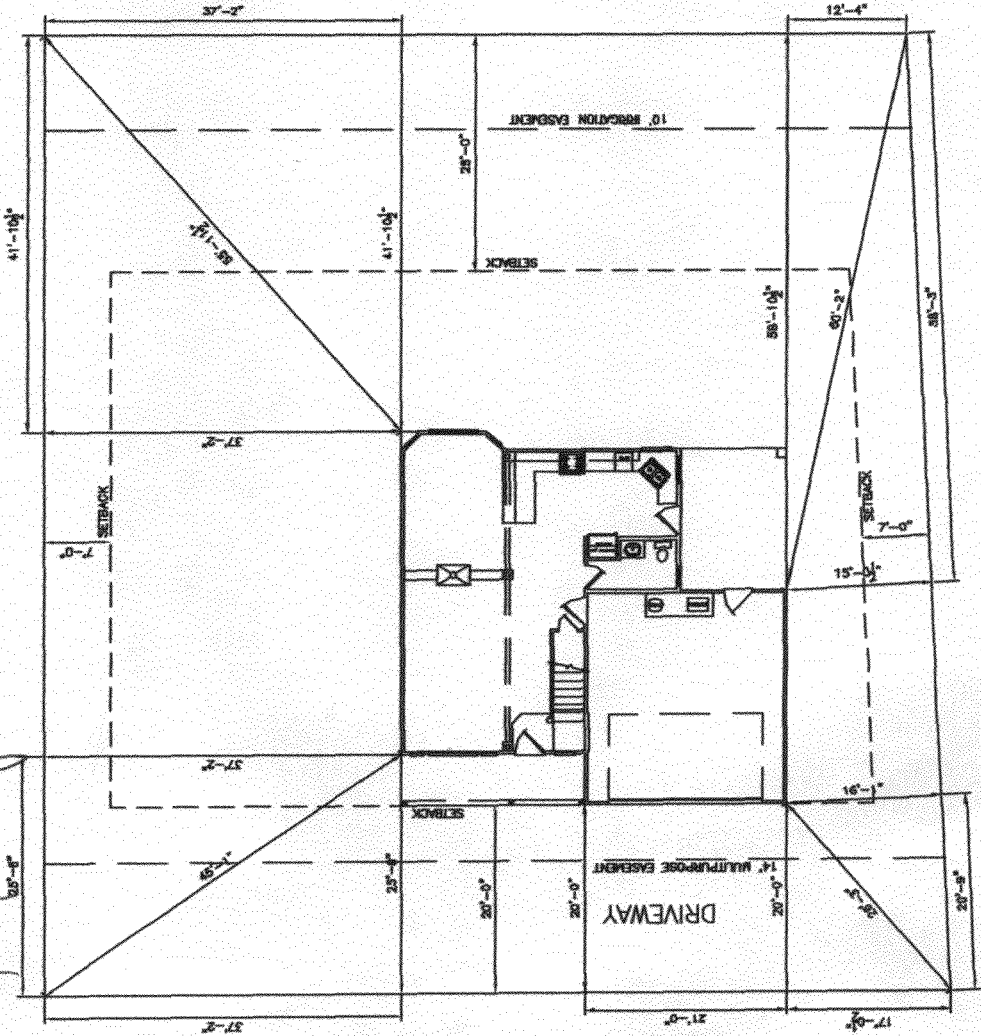
NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTES:
 1. USE THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ASSUMPTION OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
 5. DIMENSIONS SHOWN UNLESS OTHERWISE NOTED BY ARCHITECT. SEE SEPARATE DIMENSIONS BY OTHERS
 FOR DIMENSIONAL INFO.

| SITE PLAN INFORMATION | |
|-----------------------|-----------------------------------|
| SUBMISSION NAME | HAWKS NEST |
| FILE NO | 1 |
| LOT NUMBER | 5 |
| BLOCK NUMBER | 2 |
| STREET ADDRESS | 7 SUN HAWK DR. |
| COUNTY | MESA |
| GARAGE SQ. FT. | 472 SF |
| COVERED ENTRY SQ. FT. | 100 SF |
| COVERED PATIO SQ. FT. | 168 SF |
| LIVING SQ. FT. | 2000 SF |
| LOT SIZE | 9,358 SF |
| SETBACKS USED | FRONT 20' SIDES 7' REAR 25' |

SCALE: 1"=20'-0"



SUN HAWK DRIVE

Handwritten: 7/10/18
 8/17/18

ACCEPTED
 ANY CHANGE TO SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.