

FEE \$ 10.00/  
TOP \$ 1589.00/  
SIF \$ 400.00/

# PLANNING CLEARANCE

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

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

Building Address 1104 San Hawk Dr.  
Parcel No. 2943-321-00-154/2943-321-00-162  
Subdivision Hawks Nest  
Filing I Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2058  
Sq. Ft. of Lot / Parcel 9116  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
Height of Proposed Structure \_\_\_\_\_

### OWNER INFORMATION:

Name Pinnacle Homes  
Address 312 Main Street  
City / State / Zip Grand Jct, CO 80511

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 970-241-6666

\*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 <u>X</u> NO _____		
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).

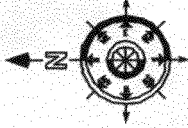
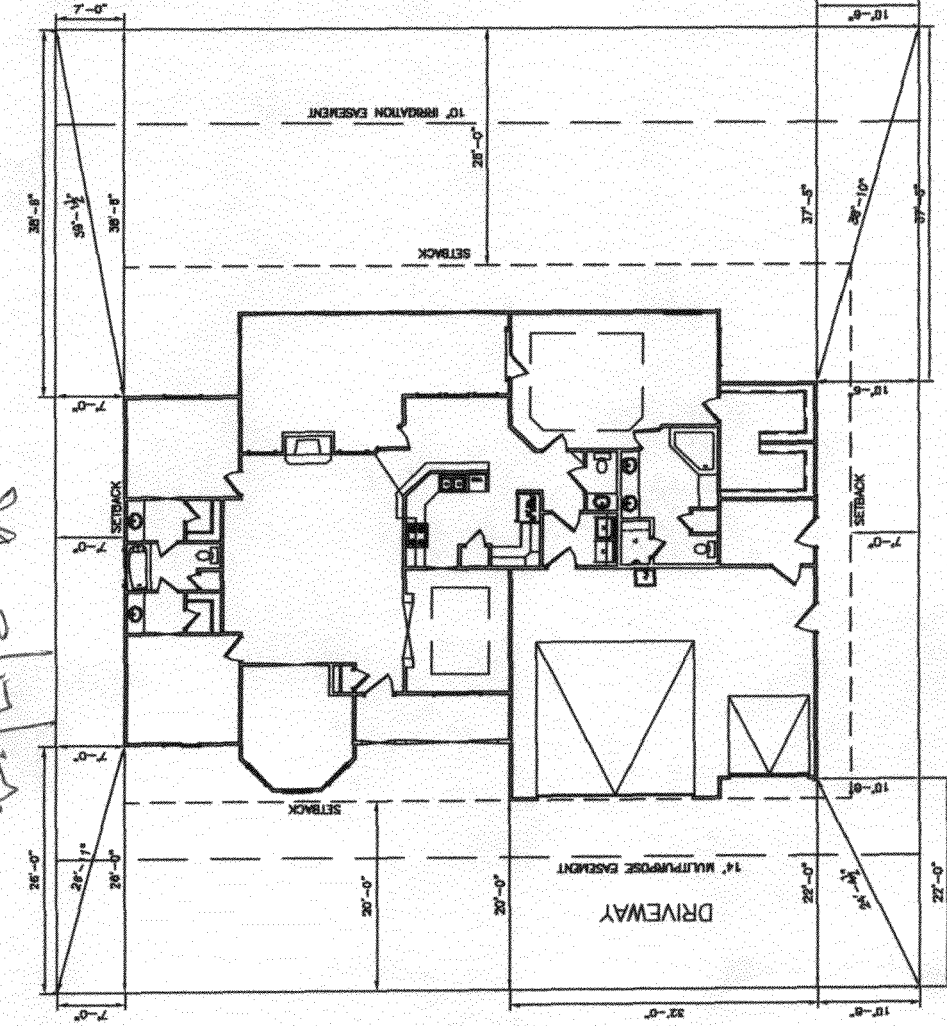
Applicant Signature Rebecca Tuben for Bill Grace Date August 3, 2007

Department Approval [Signature] Date 8/17/07

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. Paid w OMSID

Utility Accounting [Signature] Date 8-17-07

ACCEPTED  
 ANY CHANGE IN SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES



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. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND SETBACKS PRIOR TO CONSTRUCTION.  
 2. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.  
 3. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 4. THIS PLAN HAS NOT BEEN DIMENSIONED BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS FOR DIMENSIONING DATA.

SITE PLAN INFORMATION

SUBDIVISION NAME	HAWKS NEST
FLANG NUMBER	1
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	7 SUN HAWK DR.
COUNTY	MESA
SARAGE SQ. FT.	841 SF
COVERED ENTRY SQ. FT.	66 SF
COVERED PATIO SQ. FT.	328 SF
LIVING SQ. FT.	2088 SF
LOT SIZE	9116 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

SUN HAWK DRIVE

*Handwritten notes:*  
 Done  
 2/10/18  
 2/10/18