

096

FEE \$ 10,001
TCP \$ 1589,001
SIF \$ 460,001

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

BLDG PERMIT NO. _____

Building Address 173 Sun Hawk Dr
 Parcel No. 2043-321-00-154/2043-321-00-162
 Subdivision Hawks Nest
 Filing I Block 4 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2030
 Sq. Ft. of Lot / Parcel 9129
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes
 Address 302 Main Street
 City / State / Zip Grand Jct, 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 970-241-1616

***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 DEVELOPEMENT DEPARTMENT STAFF

ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval [Signature]
(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).

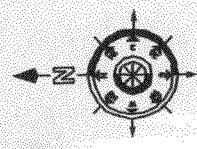
Applicant Signature [Signature] Date August 3, 2007
 Department Approval [Signature] Date 8/17/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. paid @ AMSD
 Utility Accounting [Signature] Date 8-17-07

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)

ACCEPTED
 ANY CHANGE
 APPROVED
 CITY PLANNING
 DEPT.
 APPLICANTS
 TO PROPERLY
 LOCATE AND IDENTIFY EASEMENT
 AND PROPERTY LINES

8/17/05



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 SETBACKS
 2. USE OF THIS PLAN CONSTITUTES BUILDING AND OR HOME OWNER ACCEPTANCE 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. THIS PLAN HAS NOT BEEN ENGINEERED BY ARCHITECT. SEE SEPARATE DRAWINGS BY OTHERS
 FOR SETBACK CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	HARKS NEST
FILING NUMBER	1
LOT NUMBER	2
BLOCK NUMBER	4
STREET ADDRESS	177 SUN HAWK DRIVE
COUNTY	MESA
GARAGE SQ. FT.	844 SF
COVERED ENTRY SQ. FT.	55 SF
COVERED PATIO SQ. FT.	328 SF
LIVING SQ. FT.	2096 SF
LOT SIZE	9128 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

SUN HAWK DRIVE

