

PJ

FEE \$ 10. ^{00/}
TCP \$ 1589. ^{00/}
SIF \$ 460. ^{00/}

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

BLDG PERMIT NO. _____

Building Address 175 Sun Hawk Dr.
 Parcel No. RAB-321-00-154 / 2943-321-00-162
 Subdivision Hawks Nest
 Filing I Block 4 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1966
 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 362 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 970-241-6666

*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 <u>[Signature]</u> (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

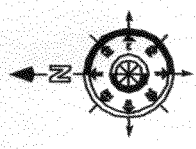
Department Approval [Signature] Date 8/23/07

Additional water and/or sewer tap fee(s) are required. YES NO W/O No. MSD #3082

Utility Accounting [Signature] Date 8/23/07

8/23/04

ANY CHANGES 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.



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.

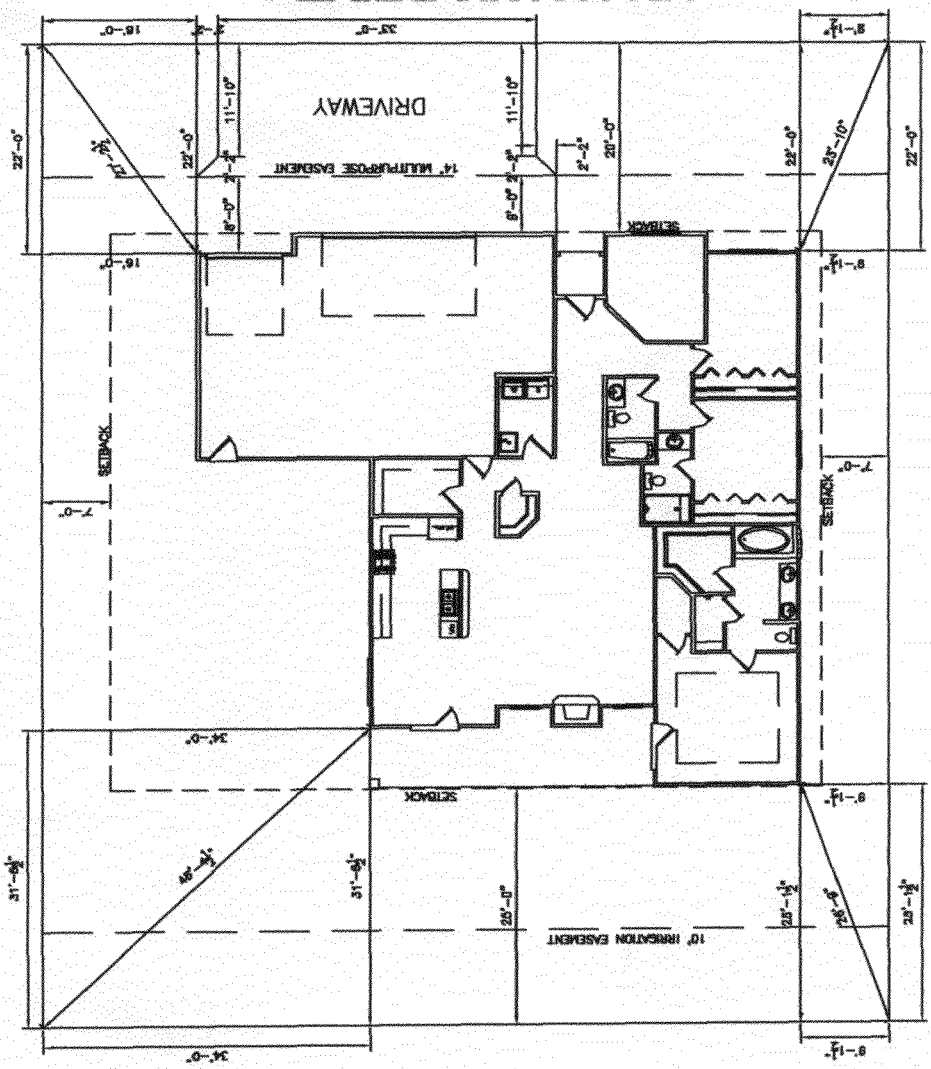
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

THE ENGINEER ASSUMES THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND CONDITIONS PRIOR TO CONSTRUCTION.
 THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THESE DIMENSIONS OR THE EXISTENCE OF ALL UTILITIES OR OBSTRUCTIONS.
 THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SETBACKS AND EASEMENTS.
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SITE PLAN INFORMATION

SUBDIVISION NAME	HAWKS NEST
PLAT NUMBER	1
LOT NUMBER	3
BLOCK NUMBER	4
STREET ADDRESS	175 SUN HAWK DRIVE
COUNTY	MESA
GARAGE SQ. FT.	808 SF
COVERED ENTRY SQ. FT.	23 SF
COVERED PATIO SQ. FT.	211 SF
LIVING SQ. FT.	1968 SF
LOT SIZE	8120 SF
SETBACKS USED	FRONT 25' SIDES 7' REAR 25'

SCALE: 1"=20'-0"



SUN HAWK DRIVE