

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	460 ⁻

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

BLDG PERMIT NO. _____

Building Address 183 SUNHAWK
 Parcel No. 2943-321-26-008
 Subdivision HAWKS NEST
 Filing 1 Block 3 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 9794.36 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2015 SQ FT *202*
 Height of Proposed Structure _____

OWNER INFORMATION:

Name PINNACLE HOMES, INC
 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 PINNACLE HOMES
 Address 362 MAIN STREET
 City / State / Zip GRAND JCT, CO 81501
 Telephone 970-241-6646

*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 _____
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>AD</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 TAVAH SINGH FOR BILL GRACE Date 4/17/08
 Department Approval AD Judith A. Pica Date 4/24/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>PD 0m870</u>
Utility Accounting <u>C. Benseney</u>	Date <u>4/24/08</u>

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)

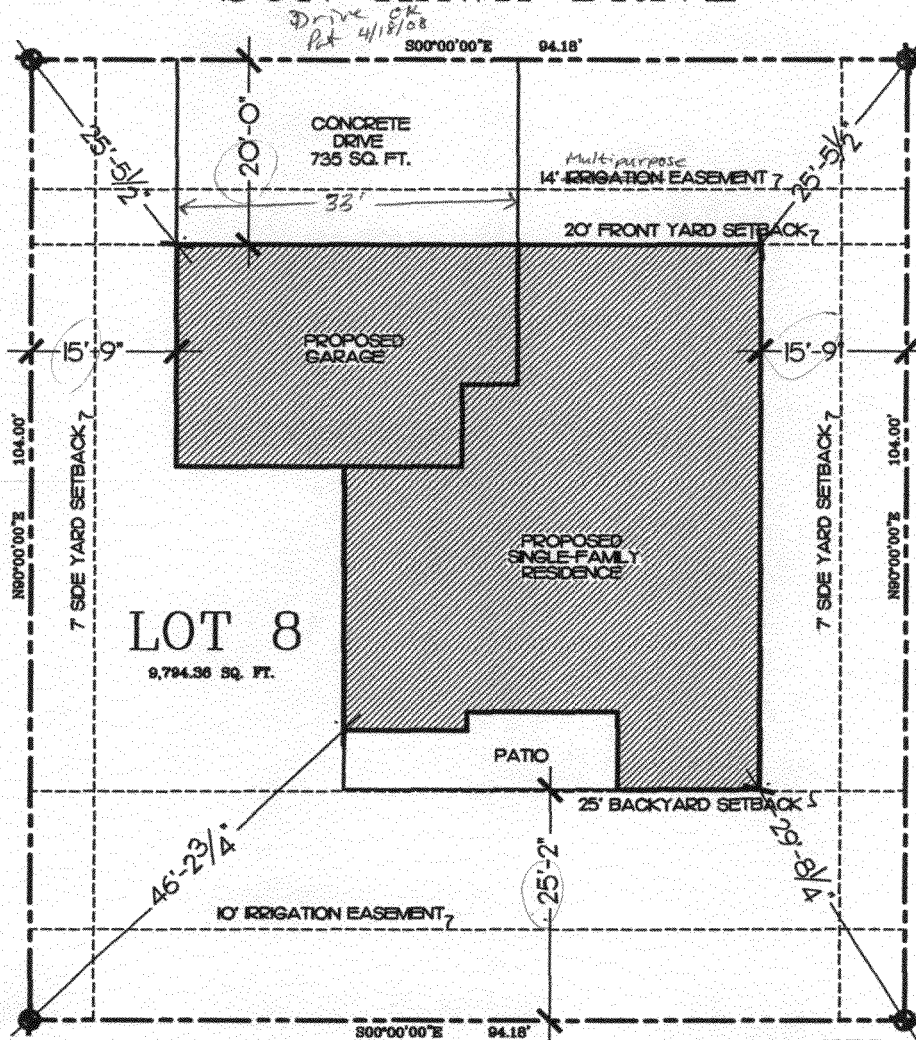
SQ. FT.

GARAGE - 824.5 SQ. FT.
CONCRETE DRIVE - 735 SQ. FT.
COVERED PATIO - 221.5 SQ. FT.
LIVING SPACE - 2,015 SQ. FT.
LOT SIZE - 9,794.36 SQ. FT.

LEGAL

ADDRESS - 183 SUN HAWK DRIVE
BLOCK 3, LOT 8, FLING I
HAWKS NEST SUBDIVISION
CITY OF GRAND JUNCTION,
COUNTY OF MESA,
STATE OF COLORADO

SUN HAWK DRIVE



SITE PLAN
SCALE: 1"=20'-0"

ACCEPTED *PR Judith A. Fee*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SINGLE FAMILY RESIDENCE FOR PINNACLE HOMES IN HAWK'S NEST SUBDIVISION

183 SUN HAWK DRIVE

COUNTY OF GRAND JUNCTION, CO.