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TCP \$	/
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

Building Address 183 Sun Hawk Drive No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2943-321-26-008 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Hawks Nest Subdivision Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 1 Block 3 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Steve & Terri Banyard  
 Address 183 Sun Hawk Drive  
 City / State / Zip Grand Junction, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Storage Shed 10x8

**APPLICANT INFORMATION:**

Name Steve & Terri Banyard  
 Address 183 Sun Hawk Drive  
 City / State / Zip GJ, CO  
 Telephone 970-255-6408

**\*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 PLANNING STAFF**

ZONE R-4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20'(25) from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 7(3) from PL Rear 25(5) from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Jeni Banyard Date \_\_\_\_\_  
 Planning Approval Pat Dudge Date 9/12/08

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

Utility Accounting [Signature] Date 9-12-08

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# HAWKS NEST SUBDIVISION FILING ONE

ACCEPTED *fat lends 9/12/88*  
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.

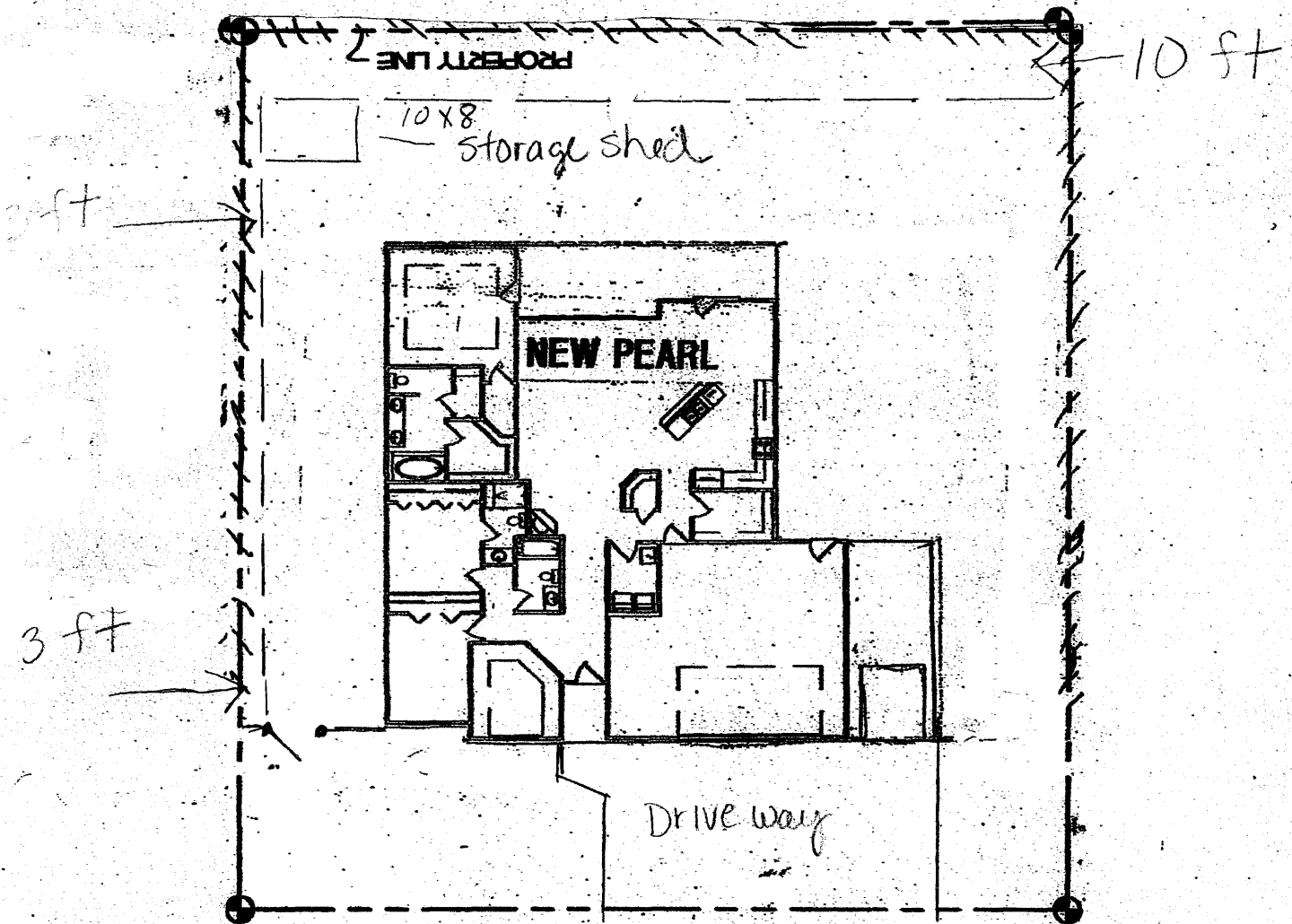
SCALE: 1" = 20'

Lot 8

Block 3

183

SUN HAWK DRIVE Filing #1



LOT 8 BLOCK 3