

FEE \$	10
TCP \$	2,554
SIF \$	460

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 180 SUN HAWK DR
 Parcel No. 2943-321-24-012
 Subdivision HAWKS NEST
 Filing ONE Block 1 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1711-H
 Sq. Ft. of Lot / Parcel 9058
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3855 42%
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name 30 ROAD, LLC
 Address 710 So 15th St
 City / State / Zip GJ, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name RITEWAY SYSTEM, LLC
 Address 761 25 Rd
 City / State / Zip GR Jct, CO 81501

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

Telephone _____

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 50%
 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) 35' Parking Requirement 2
 Voting District E Driveway Location Approval [Signature] 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 [Signature] Date 3-19-09
 Planning Approval [Signature] Date 3/30/09

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

Utility Accounting [Signature] Date 3/31/09

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)

180
Sun Hawk

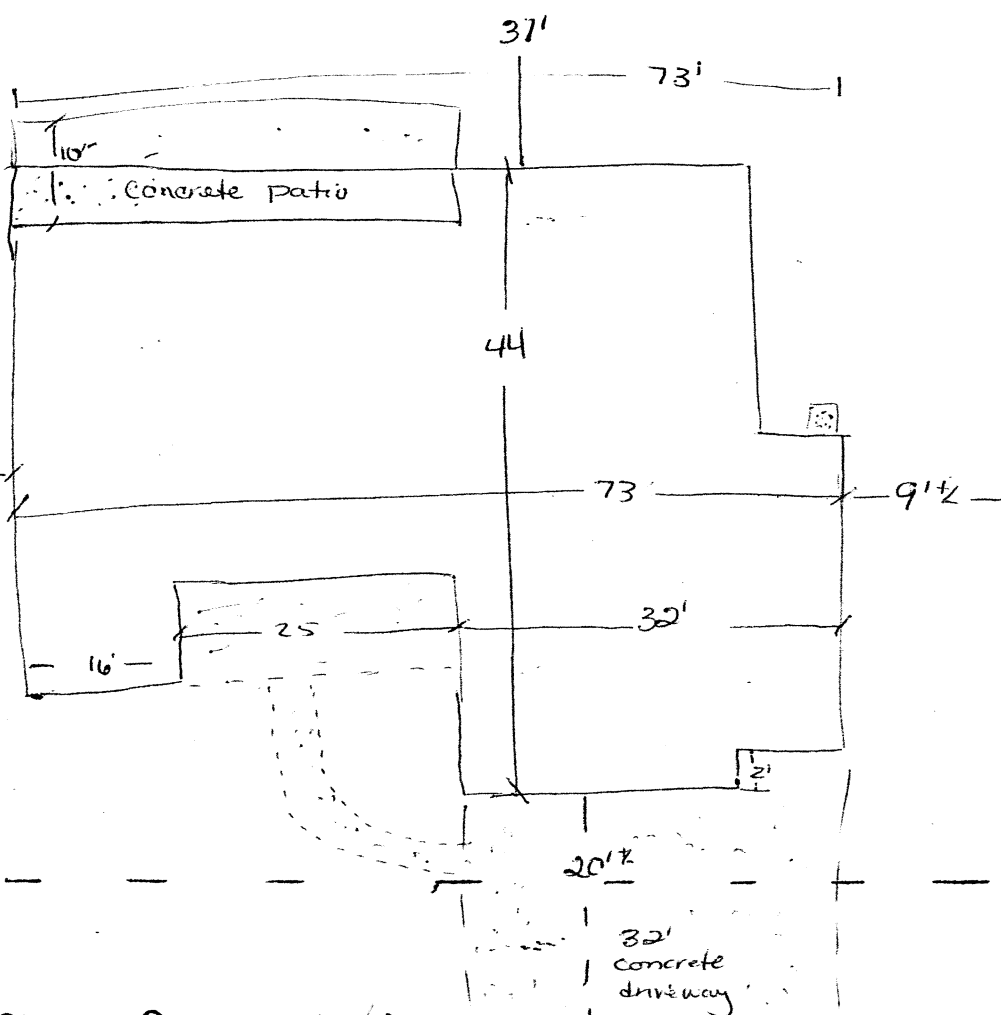
EXISTING 89'

VINYL FENCE

10' IRRIGATION Easement

N
10177

10178



14 Multi-Purpose/Utility Easement

3-31-09

ACCEPTED *[Signature]*
 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.

Driveway OK
 Daylene Henderson

SUN HAWK DRIVE



180 Sun Hawk DR
 Lot 12 BIK 1
 Lot 12 BIK 1
 HAWKS NEST SUBD F1