

FEE \$ <u>10,00</u>
TCP \$ <u>2554.00</u>
SIF \$ <u>460.00</u>

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

BLDG PERMIT NO. _____

Building Address 184 SUN HAWK DR
 Parcel No. 2943-321-24-010
 Subdivision HAWKS NEST
 Filing ONE Block 1 Lot 10

No. of Existing Bldgs Ø No. Proposed 1
 Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed 1700
 Sq. Ft. of Lot / Parcel 9000⁰
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3200' 35" E
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name 30 RD, LLC
 Address 710 S 15th ST
 City / State / Zip GR. Jct, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RITEWAY SYSTEMS LLC
 Address 761 25 Rd
 City / State / Zip GR Jct CO 81505
 Telephone (970) 250-7244

***TYPE OF HOME PROPOSED:**

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

NOTES: patio portion in 25' rear setback
must remain uncovered

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' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District "E" Driveway Location Approval BH 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 3-3-09
 Planning Approval [Signature] Date 3-4-09

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

Utility Accounting [Signature] Date 3-4-09

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)

89'00"

10' IRRIGATION Easement

25'

14'

30'

67' 10"

8'

Concrete Patio

30' SINGLE STORY HOUSE

1' 8"

101'75"

56'

24' 3 CAR GARAGE

32'

Concrete Driveway 20'

32'

20'

14' Multi-Purpose/Utility Easement

101'75"

Driveway OK
D.H.

89'00"

3-4-09 Gaylen Henderson

ACCEPTED BY D.H. [Signature]
ANY CHANGES OR SETBACKS MUST BE APPROVED BY THE CITY ENGINEER. THIS PLAN IS NOT VALID UNLESS IT IS APPROVED BY THE CITY ENGINEER.

SUN HAWK DRIVE

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