

FEE \$ 10.00
TCP \$ 2554.00
SIF \$ 460.00

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

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

Building Address 187 SUN HAWK DR  
 Parcel No. 2943-321-26-006  
 Subdivision HAWKS NEST  
 Filing One Block 3 Lot 6

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1683<sup>P House</sup>  
 Sq. Ft. of Lot / Parcel 9794  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4000~~0~~  
 Height of Proposed Structure 30'

**OWNER INFORMATION:**

Name 30 ROAD, LLC  
 Address 710 S 15<sup>th</sup> 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 Road  
 City / State / Zip GJ CO 81505  
 Telephone (970) 250-7244

\*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 <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 <input type="checkbox"/>		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>"E"</u>	Driveway Location Approval <u>JH</u> <small>(Engineer's Initials)</small>	Special Conditions _____	

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 4-16-09  
 Planning Approval [Signature] Pat Decker Date 4/17/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>pd @ OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/23/09</u>

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)

94.18

10' Irrigation Easement

25'

Concrete slab uncovered on 14

28'

SLAB

62' House

12'

20'

104.00

104.00

56'

Garage

32' Conduits Driveway

side walk

20'

14 Multi-Purpose/Utility Easement

Driveway OK Pat

94.18

ACCEPTED BY Pat DeLong 4/17/09  
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.

SUN HAWK DRIVE



187 SUN HAWK DR  
LOT 6 BIK 3  
HAWKS NEST SUBD  
FILING ONE

94.18

10' IRRIGATION EASEMENT

28'

uncovered only  
Concrete slab

74'

171/16"

55'6"

12'

104.00

104.00

Concrete

Driveway

20'

Retaining Wall

14' Multi-Purpose/Utility Easement

94.18"

5-8-09

ACCEPTED Gayle Henderson  
ANY CHANGE OF SETBACKS MUST BE  
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PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

SUN HAWK DRIVE



187 Sun Hawk Dr  
Lot 6 B1K 3

Hawkefast Subd