

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 188 Sun Hawk Dr
 Parcel No. 2943-321-24-008
 Subdivision HAWKS NEST SUBD
 Filing One Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1650
 Sq. Ft. of Lot / Parcel 9055 # .208 ACES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 13470
 Height of Proposed Structure 23'

OWNER INFORMATION:

Name PRITCHETT, JANET
 Address P O Box 2942
 City / State / Zip Gr Jct., CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name PRITCHETT, JANET
 Address P O Box 2942
 City / State / Zip GR Jct CO 81502
 Telephone (970) 245-9434

***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 <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u> Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions <u>UNCOVERED PATIO</u>		

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 2-19-2009

Planning Approval [Signature] Date 2-23-2009

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>2/24/09</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)

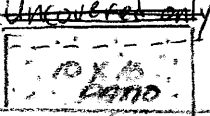
89'.00"

10' Irrigation Easement

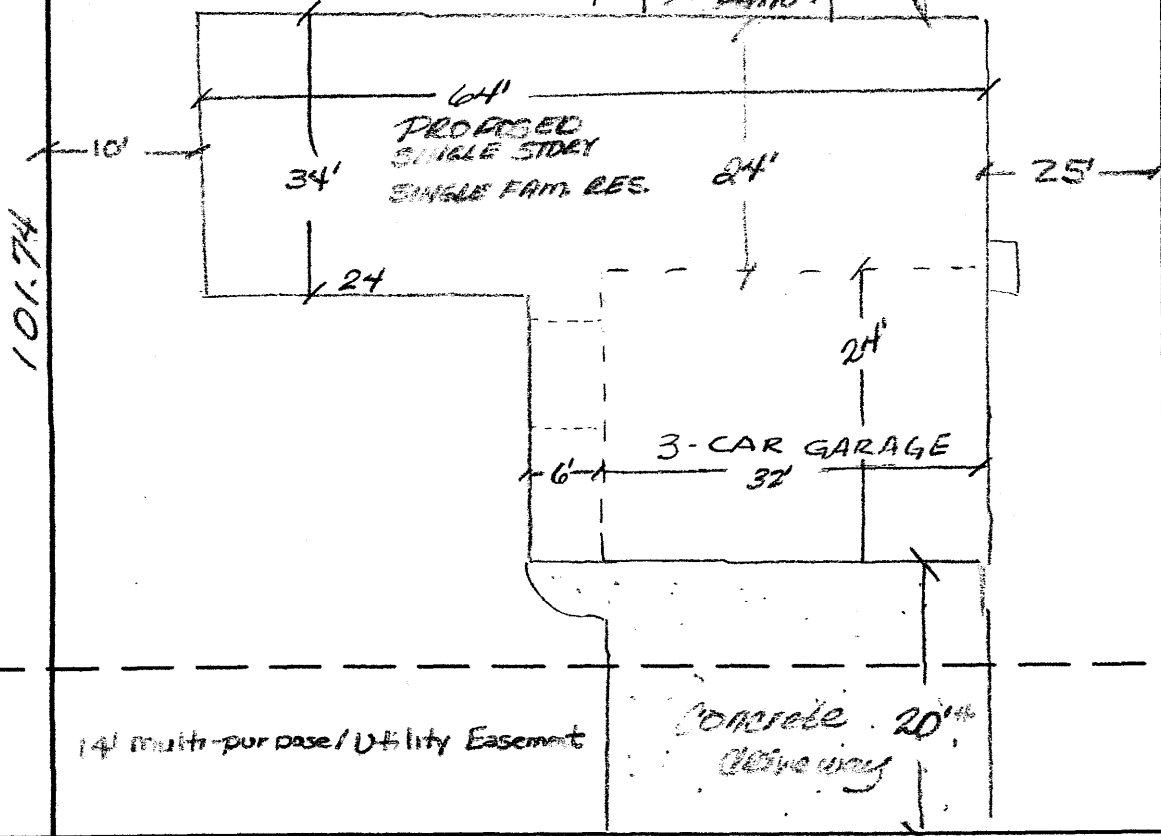
LOT 8

33'^{1/2}

Last 2 ft to remain uncovered



PROPOSED SINGLE STORY SINGLE FAM. RES.



101.74

101.75

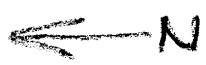
14' Multi-purpose/Utility Easement

Concrete 20' Driveway

89'.0" 33' max

SUN HAWK DRIVE

ACCEPTED AP Wendy Sun
 ALL INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
 DATE 08-14-2013 BY 60322
 10438 UCBAW/STP



188 Sun Hawk Dr
 Lot 8 BIKI Fill
 HAWKS NEST SUBD
 2943-321-24-008