

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 189 Sun Hawk Dr
 Parcel No. 2943-321-26-005
 Subdivision HAWKS NEST
 Filing ONE Block 3 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1711⁺ Home
 Sq. Ft. of Lot / Parcel 9794
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4000⁺
 Height of Proposed Structure 30'

OWNER INFORMATION:

Name 30 ROAD, LLC
 Address 710 S 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 Rite Way Systems 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>9/14</u> (Engineer's Initials)	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] 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>PA @ OMSD</u>
Utility Accounting <u>0</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

104.00"

104.00

Concrete patio
10x28

38'

single story home

73'

8'

13'

Concrete patio

44'

3-car garage

33'

Concrete driveway

22'

14' Multi-Purpose/Utility Easement

94.18

Driveway OK
Duffer Henderson

ACCEPTED 2/14 Pat Nelder 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

189 SUN HAWK DR
LOT 5 BIK 3
HAWKS NEST SUBD
FILING ONE

