

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. FP-2006-196

Building Address 192 Sun Hawk Dr.
 Parcel No. 2943-321-24-006
 Subdivision Hawks Nest
 Filing 1 Block 1 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1455
 Sq. Ft. of Lot / Parcel 9054
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,257 24%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name 30 Road LLC.
 Address 514 28 1/4 Rd # 5
 City / State / Zip Grand Jet, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Western Constructors
 Address 514 28 1/4 Rd # 5
 City / State / Zip Grand Jet, CO 81501
 Telephone (970) 241-5457

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval PD (Engineer's Initials) Floodplain Permit NOT Required

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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).

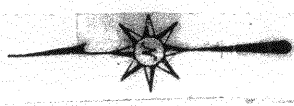
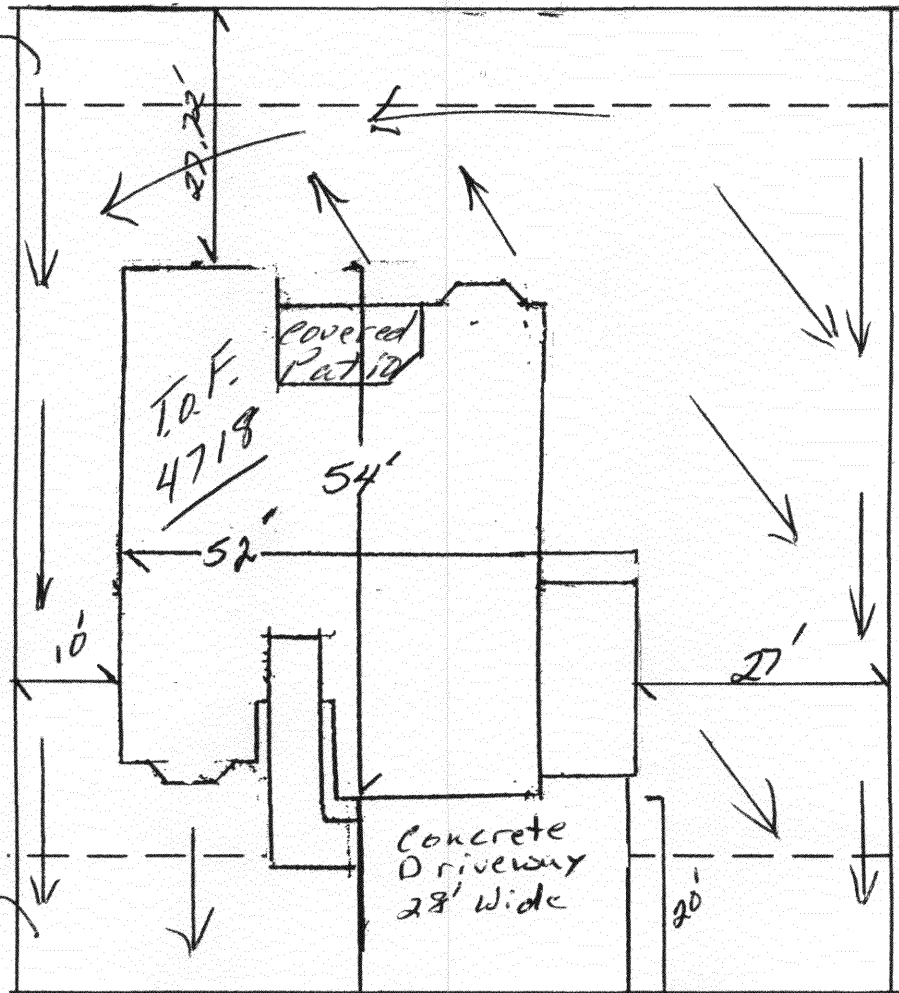
Applicant Signature Don Aguillo Date 2/16/09
 Department Approval PD Wendy Spurr Date 2/27/09 BR

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>TD @ OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/27/09</u>		

89.00'

10' Irrigation Easement

14' Multipurpose Easement



SCALE:
Horiz: 1" = 20'

89.00' Driveway OK Pat 2/24/09
Sun Hawk Dr.

ACCEPTED PD Wendy Spurr
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.

Legal: Lot 6, Block 1

Hawks Nest Subdivision

Street Address: 192 Sun Hawk Dr.
 House sq. ft: 1465
 Garage sq. ft: 640
 Covered Porch/ Patio: 162
 Lot Coverage: N/A
 Drainage Type: A

Front Setbacks: 20'
 Side Setbacks: 7'
 Rear Setbacks: 25'

Min TOF 4717.60
 Max TOF 4719.60
 Asbuilt TOF
 x-spot elevations
 utility peds

RECEIVED
 FEB 27 2009
 COMMUNITY DEVELOPMENT
 DEPT.

Starburst II 3/Car