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|--------|--------------------|
| 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 194 Sun Hawk Dr.
Parcel No. 2943-321-24-005
Subdivision Hawks Nest
Filing 1 Block 1 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1403
Sq. Ft. of Lot / Parcel 9053
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 21045 ^{23%}
Height of Proposed Structure [REDACTED] ⁻⁶

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 <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 | Parking Requirement <u>2</u> | | |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ | | |
| Voting District <u>E</u> | Driveway Location Approval <u>PO</u> <small>(Engineer's Initials)</small> | <u>Floodplain Permit NOT Required</u> | |

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).

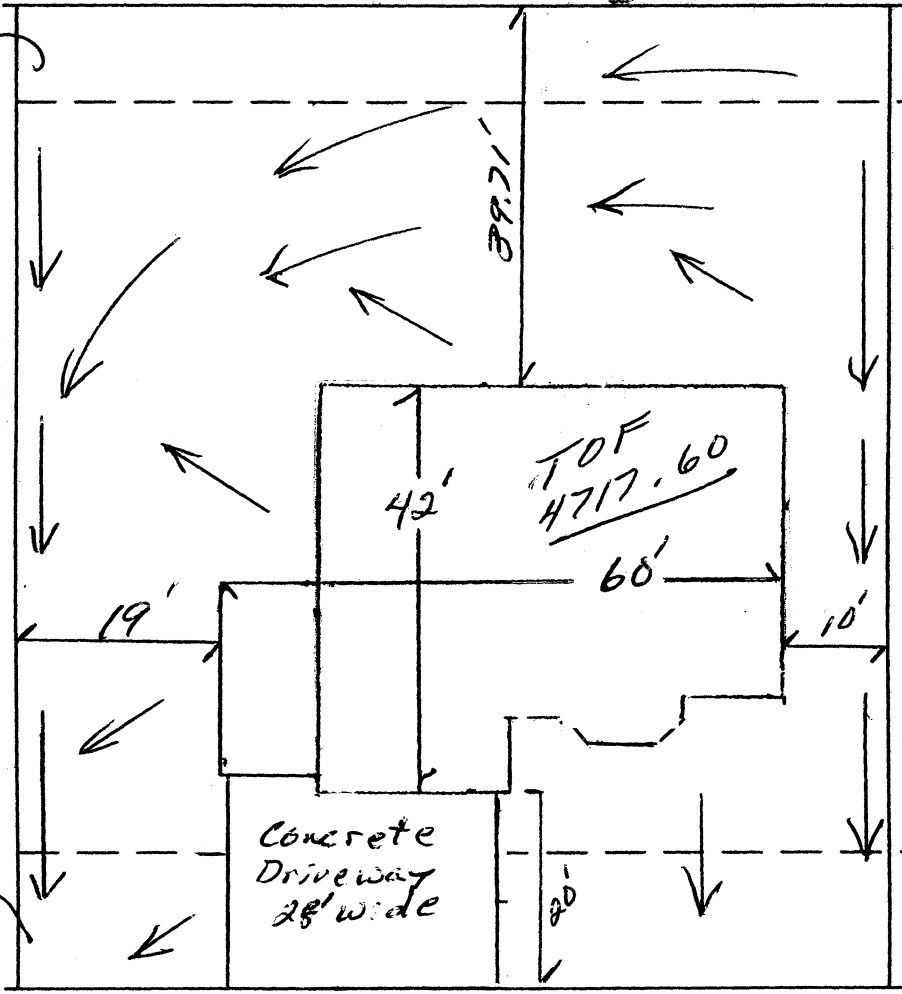
Applicant Signature Joni Aquillo Date 2/16/09
Department Approval PO Wendy Spurr Date 2/27/09 ^{BE}

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

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10' Irrigation Easement

89.00'



SCALE:
Horiz: 1"=20'

14' Multi-purpose Easement

Driveway OK
Per 2/21/09

89.00'

Sun Hawk Dr.

ACCEPTED *PO 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 5, Block 1

Hawks Nest Subdivision

Street Address: 194 Sun Hawk Dr.
 House sq. ft: 1403
 Garage sq. ft: 600
 Covered Porch/ Patio: 42
 Lot Coverage: N/A
 Drainage Type: A

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

Min TOF 4717.20
 Max TOF 4719.20
 Asbuilt TOF
 x-spot elevations
 utility peds

RECEIVED
 FEB 27 2009
 COMMUNITY DEVELOPMENT

North star II 3/car