

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 195 SUN HAWK DR  
 Parcel No. 2943-321-26-002  
 Subdivision HAWKS NEST SUBD  
 Filing ONE Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1640 house  
 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 So 15th St  
 City / State / Zip GRAND JUNCTION, 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 Rd  
 City / State / Zip GRAND Jct 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>20'</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>PH</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.

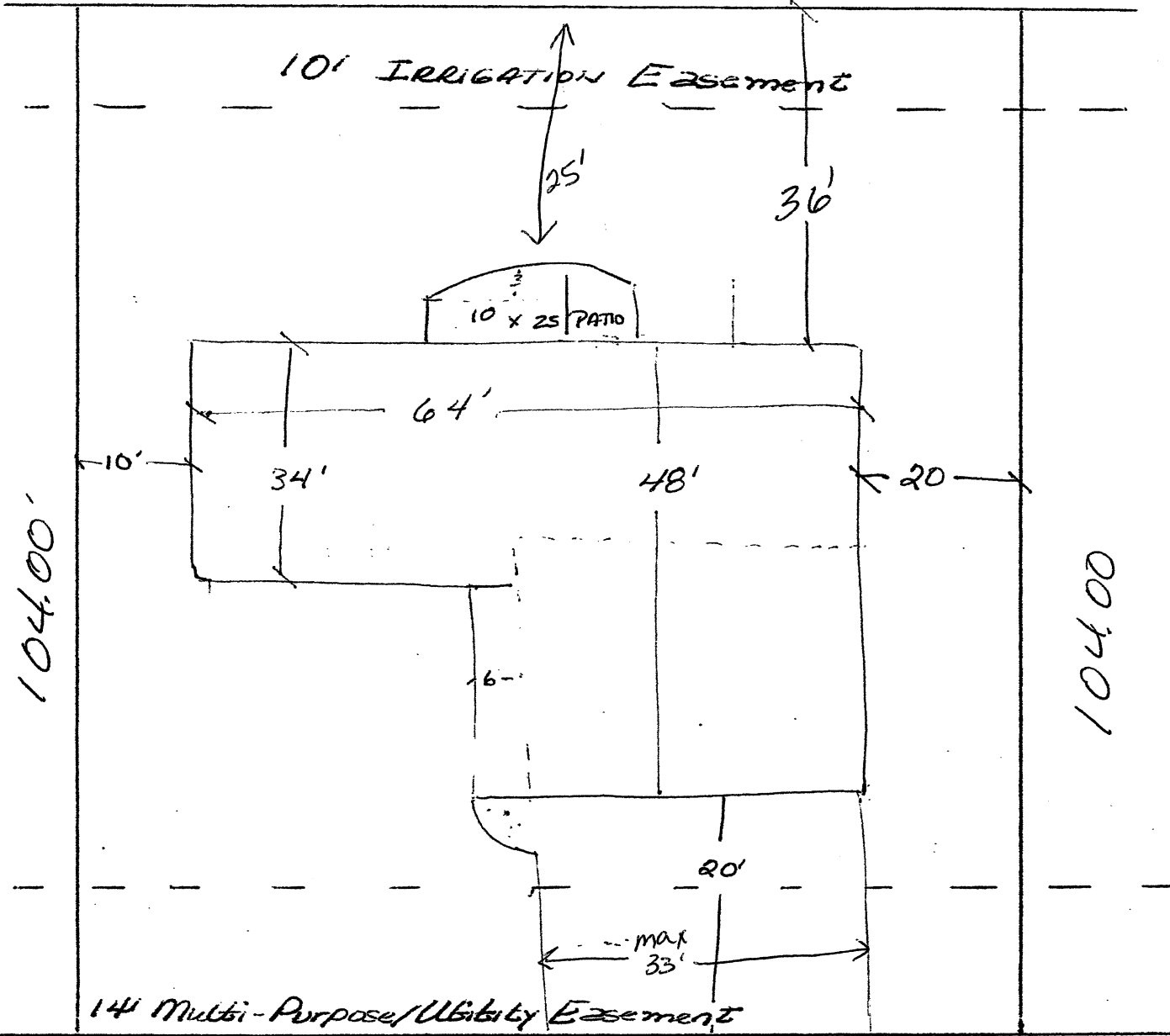
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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>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



10401

Driveway OK  
Post

94.18

ACCEPTED BY *Pat DeLuca* 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



195 SUN HAWK DR  
 LOT 2 BIK 3  
 HAWKS NEST SUBD  
 FILING ONE

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

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

BLDG PERMIT NO. YR

*revised plan  
plot plan  
10/28/09*

Building Address 195 SUN HAWK DR  
 Parcel No. 2943-321-26-002  
 Subdivision HAWKS NEST SUBD  
 Filing ONE Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1600 *house*  
 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:**

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81501

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- Other (please specify): \_\_\_\_\_

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 Telephone (970) 250-9244

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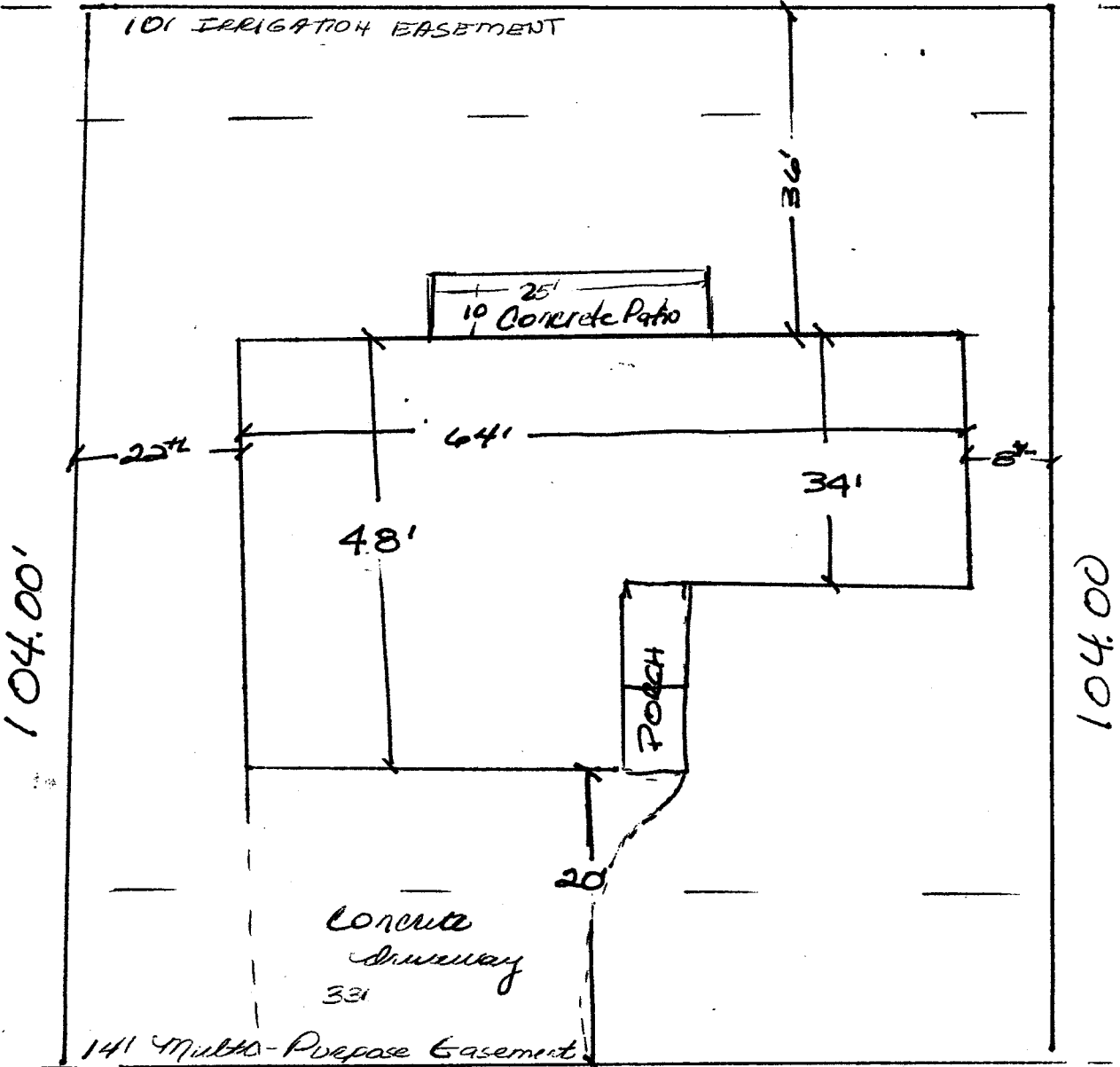
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94.18



104.00'

104.00'

Concrete Driveway 331

141 Multi-Purpose Easement

94.18  
Sun Hawk Drive

ACCEPTED *[Signature]* 10/28/09  
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revised  
10/28/09 *[Signature]*

195 Sun Hawk Dr  
LOT 2 B1K 3  
Hawks Nest Subd  
FILING ONE

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
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*revised plot plan 10/28/09*

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 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1600  
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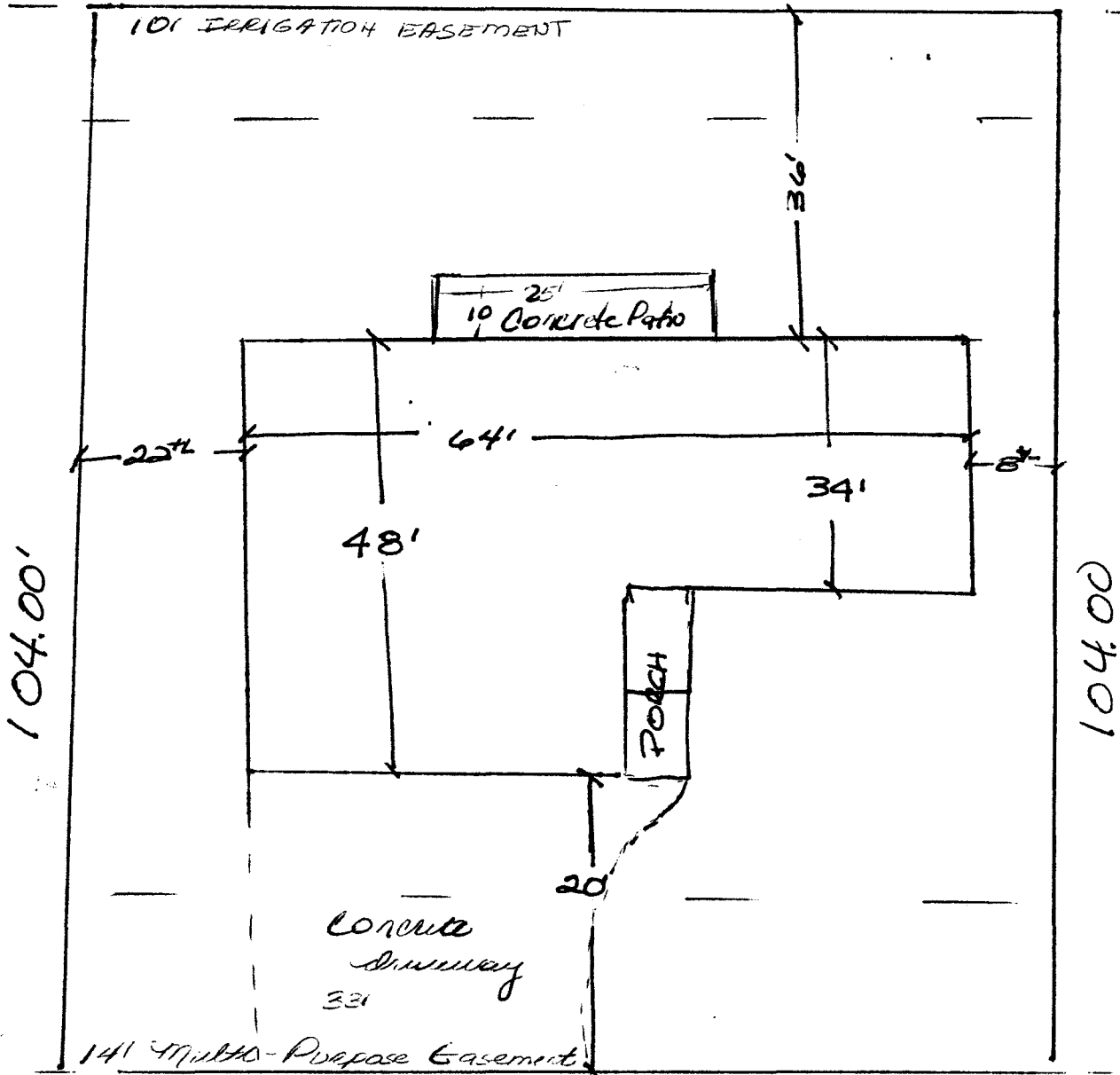
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94.18



94.18  
 Sun Hawk Drive

ACCEPTED *SR Pat Dwyer 10/28/09*  
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*revised 10/28/09 JL*

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 Hawks Nest Subd  
 FILING ONE