

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

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

BLDG PERMIT NO. Amended Pat 9/18/09

Building Address 197 Sun Hawk Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-26-001 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1827
 Subdivision Hawks Nest Sq. Ft. of Lot / Parcel 9501
 Filing 1 Block 3 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface.
 (Total Existing & Proposed) 2,463 + 504 (drive) = 3167
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Western Constructors
 Address 480 W. Park Dr #200
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Western Constructors
 Address 480 W. Park Dr Ste 200
 City / State / Zip Grand Junction CO 81505
 Telephone (970) 241-5457

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New site plan shows 20' radius with 17' radius encroachment for bay windows
PAID
 AUG 10 2009
 RB

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

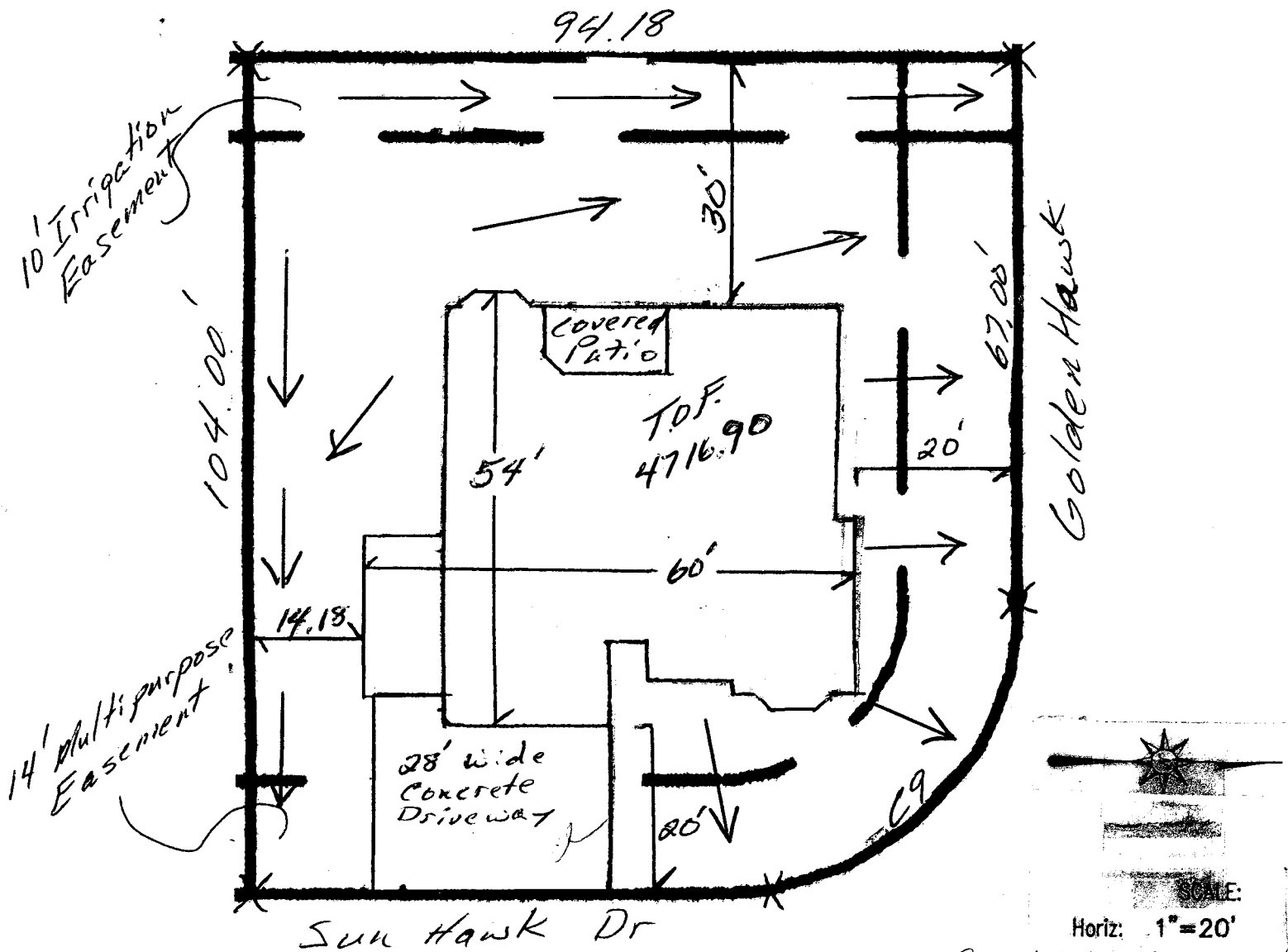
ZONE R4 Maximum coverage of lot by structures 50
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval ck Special Conditions _____
 (Engineer's Initials)

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 Joni Aguillo Date 8/4/09
 Planning Approval [Signature] Date 8/5/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>0msd</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/10/09</u>		

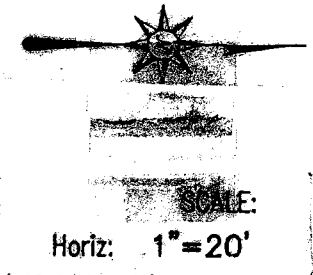


10' Irrigation Easement

14' Multi-purpose Easement

Golden Hawk

Sun Hawk Dr



Legal: Lot 1, Block 3

Unawep Heights Subdivision

Street Address: 197 Sun Hawk Dr.
 House sq. ft.: 1827
 Garage sq. ft.: 680
 Covered Porch/ Patio: 156
 Lot Coverage: N/A
 Drainage Type: A

ACCEPTED *[Signature]*
 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.

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

Min TOF 4716.70
 Max TOF 4718.70
 Asbuilt TOF
 x-spot elevations
 utility peds

Eclipse / 3car

9/16/09

TT Lisa or Cut/reconstruct
Bay window encroachment upto 3'-0"
2' minor deviation could be considered - would
still leave 2' tip Not sure of st. dimensions.
- We can leave it - would be Nonconforming

9/17/09

Cont Dennis Phillips cell 216-1933

identified above options

- Asked about a bay window wrapped
around corner - advised that for up to
3' allowed in 3.2.E.2b - OK Still have
the 1' on corner that w/b a problem.

- Dennis will bring in an amended sketch
showing a bay window for review.

Western Constructors, Inc.
480 W Park Dr #200
GRAND JUNCTION, COLORADO 81505
PH:970-241-5457 FX:970-241-5510

RECEIVED

SEP 15 2009

**COMMUNITY DEVELOPMENT
DEPT.**

September 15, 2009

City of Grand Junction
Attn: Planning Dept.
250 N. 5th Street
Grand Junction, CO 81501

Re: 197 Sun Hawk Dr.
Lot 1, Block 3,
Hawks Nest, Filing #1

To whom it may concern,

Regarding the above mentioned address, we obtained a planning clearance on August 5, 2009.

On September 14, 2009, we were contacted by the Home Owners Association of Hawks Nest Subdivision, stating that there was a potential problem with the setback on the radius corner. We told them that when we applied for the planning clearance we had checked with City Planning, not only once, but twice to verify that the radius corner wasn't a problem. We faxed our planning clearance approval to the HOA for their review.

Once the HOA obtained the clearance, they contacted the City Planning department to verify that the radius was in fact not a problem. The personnel at the planning department said it is a problem, and stated they didn't understand our question when we asked them originally.

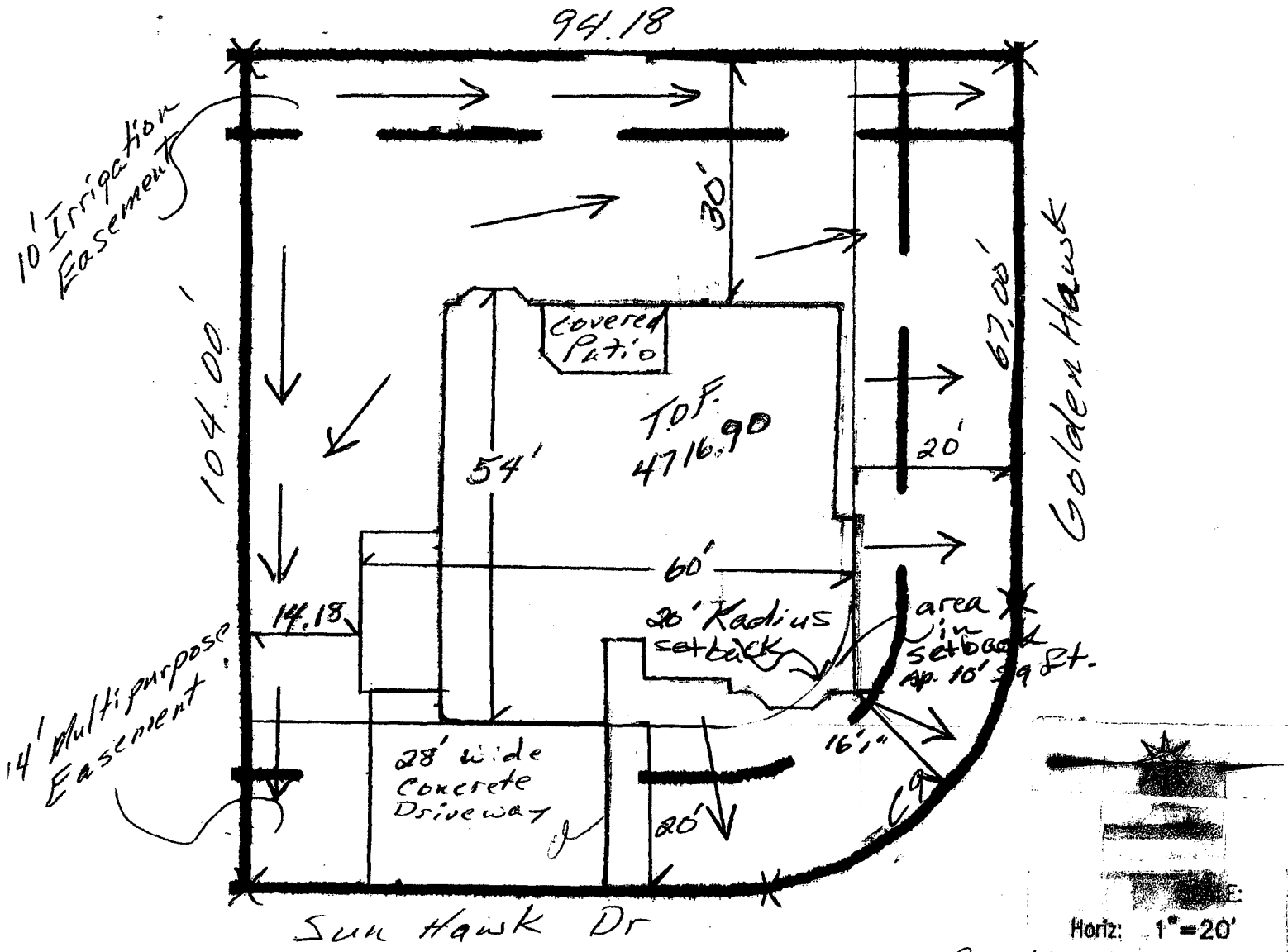
I went down to City Planning immediately after talking to the HOA to see what my options were since we are in the framing stages of this house. When the person at the counter first looked at the plot plan, again they said they didn't see the problem. However, when she took it back to someone in the back they concurred that it was a problem.

They asked that I submit a request in letter form to the City Planning department requesting an approval of the original plot plan. Time is of the essence for this request, as the purchasers need to meet a November 30th deadline. I would greatly appreciate your consideration in this matter as soon as possible.

Respectfully,



Dennis Phillips
Secretary, Western Constructors



Horiz: 1" = 20'

ACCEPTED *[Signature]*

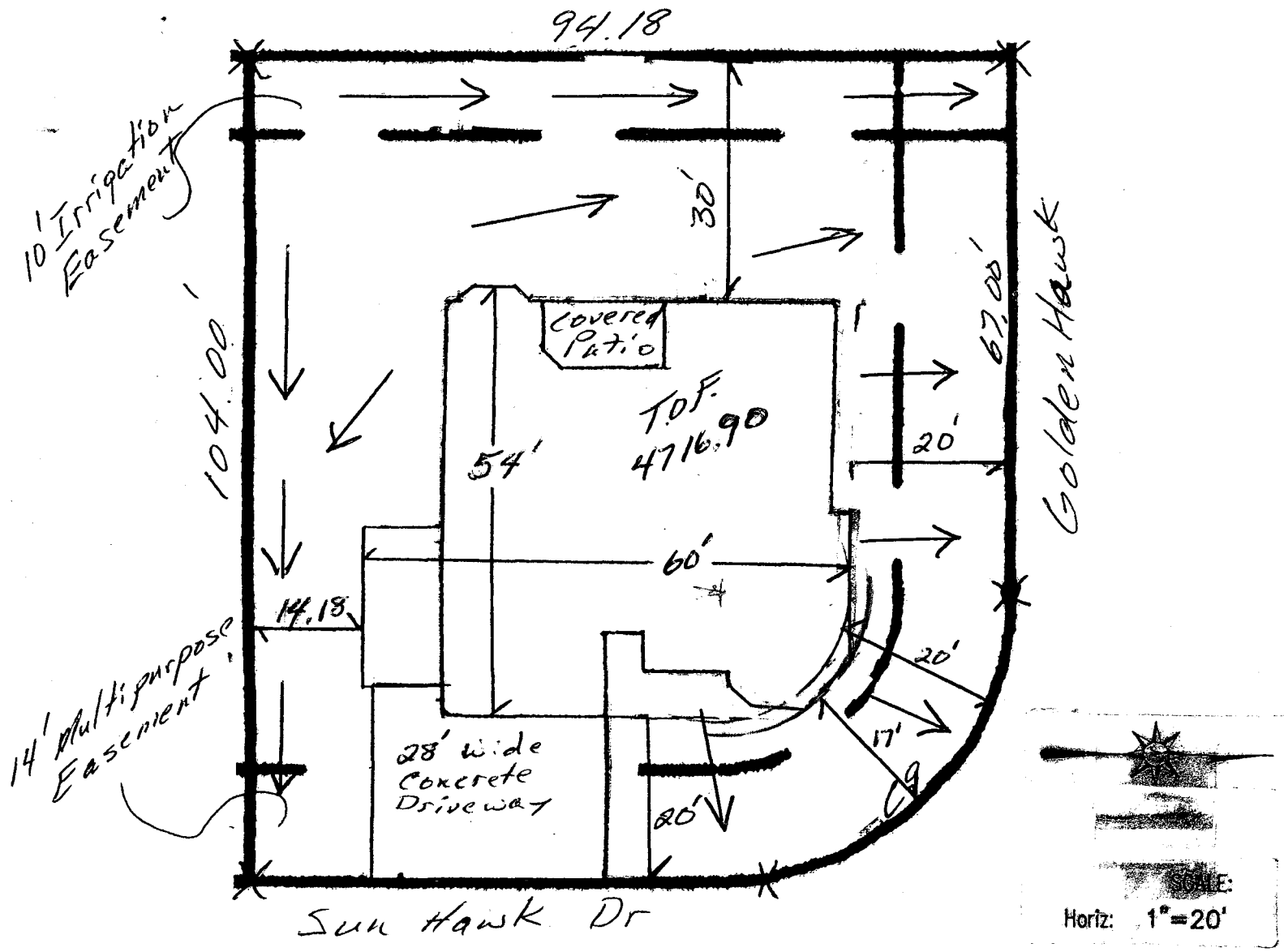
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 Max TOF 4718.70
 Asbuilt TOF
 x-spot elevations
 utility peds

Legal: Lot 1, Block 3
 Unawep Heights Subdivision
 Street Address: 197 Sun Hawk Dr.
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 Garage sq. ft.: 680
 Covered Porch/ Patio: 156
 Lot Coverage: N/A
 Drainage Type: A

Eclipsed 1300



Legal: Lot 1, Block 3

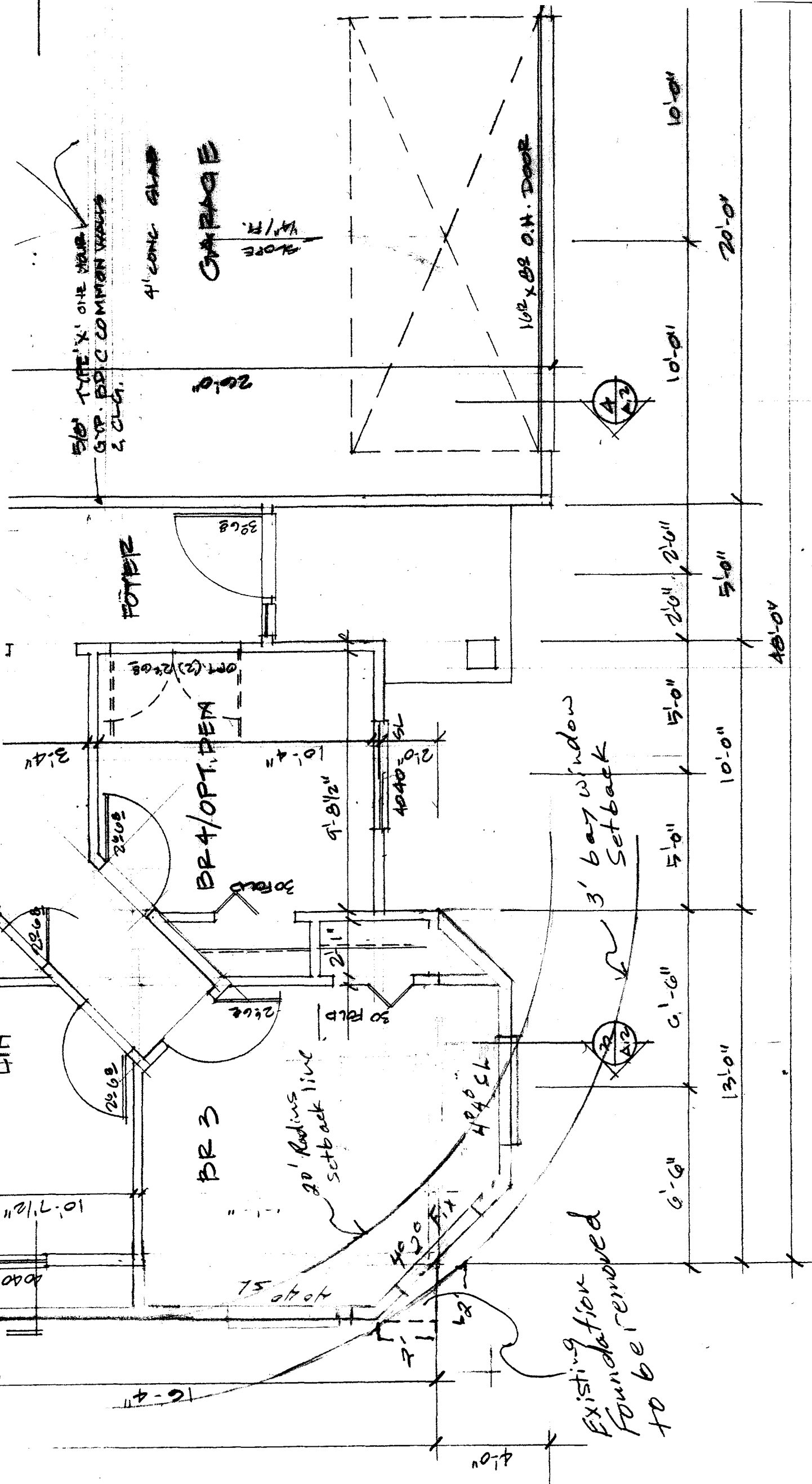
Unawep Heights Subdivision

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FLOOR PLAN