

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

PLANNING CLEARANCE

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

PERMIT NO. _____

Building Address 165 SUN HAWK DR
Parcel No. 2943-321-27-008
Subdivision Hawks Nest
Filing 1 Block 4 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1839 H
Sq. Ft. of Lot / Parcel 9132 9147.6
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 4500 49%
Height of Proposed Structure 33'

OWNER INFORMATION:

Name 30 Rd LLC
Address 710 S 15th St
City / State / Zip GJCO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Steady Const LLC
Address 761 25 Rd
City / State / Zip GJCO 81505
Telephone 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 <u>X</u> NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>PD</u> <small>(Engineer's Initials)</small>	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 7-26-10
Planning Approval PD Bayless Henderson Date 7-29-10

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ W/O No. <u>OMSD</u>
Utility Accounting <u>[Signature]</u> Date <u>8/27/10</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)



Sun Hawk Dr

DRIVEWAY OK Per 7/20/10

87.80'

14' UTILITY EASEMENT

CONCRETE

33'

22'

DRIVEWAY

COVERED

PORCH

9'

4'

10' GATE



22'

5'

3 CAR GARAGE
815 #

11'

6' VINYL



12.8'

18.9'

7'

SINGLE STORY

1839 #

104.00'

PATIO

12'

CONCRETE

32'

ACCEPTED PP *Bayless Gordon* 7-29-10

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.

38'

10FT IRRIGATION EASEMENT

87.8

165 Sun Hawk Dr
LOT 8 BIK & Hawks Nest
9132 # Fil One