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|--------|--------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 2554 ⁰⁰ |
| SIF \$ | 400 ⁰⁰ |

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

G PERMIT NO. _____

Building Address 169 Sun Hawk Dr
 Parcel No. 2943-321-27-006
 Subdivision Hawks Nest
 Filing One Block 4 Lot E

No. of Existing Bldgs Ø No. Proposed 1
 Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed 1331 ML
740 UL
292 GAR
 Sq. Ft. of Lot / Parcel 9147.6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3800 416
 Height of Proposed Structure 33

OWNER INFORMATION:

Name 30 Rd, LLC
 Address 710 S 15th St
 City / State / Zip GJ CO 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 GJ CO 81505
 Telephone ~~800~~ 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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 30 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) 40' Parking Requirement 2
 Voting District E Driveway Location Approval PD 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 [Signature] Date 7-26-10

Planning Approval PD [Signature] Date 7-29-10

| | | | |
|--|---|-----------------------------|--------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>MSD</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>8/9/10</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

87.80'

DRIVEWAY OK Lot 7/18/10

14' Multi Purpose Easement

726 Ⓜ
DRIVEWAY

33'

22'

6' GATE

175 Ⓜ

PORCH

3-CAR GARAGE

792 Ⓜ

1331 Ⓜ ML
740 Ⓜ UL

6' VINYL FENCE

12.8'

68'

104.00'

PATIO

43'

143 Ⓜ

84 Ⓜ

COVERED PORCH

24

PATIO

312 Ⓜ

39'

10' IRRIGATION EASEMENT

7-29-10
ACCEPTED PD *Baylen Henderson*
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.

169 Sun Hawk Dr
LOT 6 BIK & Hawks Nes
9132 Ⓜ Fil One