

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

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

BLDG PERMIT NO. _____

Building Address 171 Sun Hawk Dr
 Parcel No. 2943-321-27-005
 Subdivision Hawks Nest Subd.
 Filing One Block 4 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1256 ML
1172 UL
827 GAR
 Sq. Ft. of Lot / Parcel 9132# 9147.6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4000 43%
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name 30 Rd LLC
 Address 710 S 15th St
 City / State / Zip GR Jct 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 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> (Engineer's Initials)	Special Conditions _____

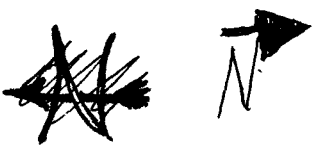
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 7-26-10
 Planning Approval PD [Signature] Date 7-29-10

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>0msd</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'

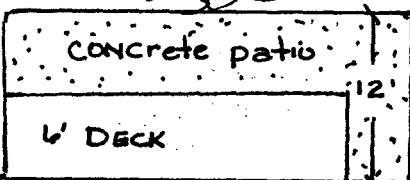
10' IRRIGATION

7-29-10

ACCEPTED PO *Boyer*

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.

46'



104.00'

12.8'

68'

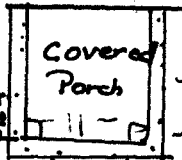
Elect Meter

ML 1256 #
UL 1172 #

36' 327 #

3 CAR GARAGE

GATE



CONCRETE DRIVEWAY

726 #

22'

14' MULTI PURPOSE EASEMENT

33'

WATER TAP

Driveway OK
Pot 7/28/10

171 Sun Hawk Dr
LOT 5 BIK & Hawks Nest
9132 #
Fil One