

DEFERRED FEES

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

ZONING APPROVAL

X

Receipt # 33866

Sewer Pif Rd @ OTSD

Building Address 194 Winter Hawk Dr

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-321-30-017

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2660

Subdivision Hawks Nest

Sq. Ft. of Lot / Parcel 9794

Filing 12 Block 3 Lot 17

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3553

OWNER INFORMATION:

Height of Proposed Structure 16'

Name Andrew Zarlingo

DESCRIPTION OF WORK & INTENDED USE:

Address 194 Winter Hawk

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

City / State / Zip 81505

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name LGD Construction Inc

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address P.O. Box 1925

PAID

City / State / Zip CO 81502

NOTES: OCT 16 2009

Telephone 970-250-9614

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 20/25 from property line (PL)

Permanent Foundation Required: YES NO

Side 7/3 from PL Rear 25/5 from PL

Floodplain Certificate Required: YES NO

Maximum Height of Structure(s) 35'

Parking Requirement

Voting District E Driveway Location Approval WS

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).

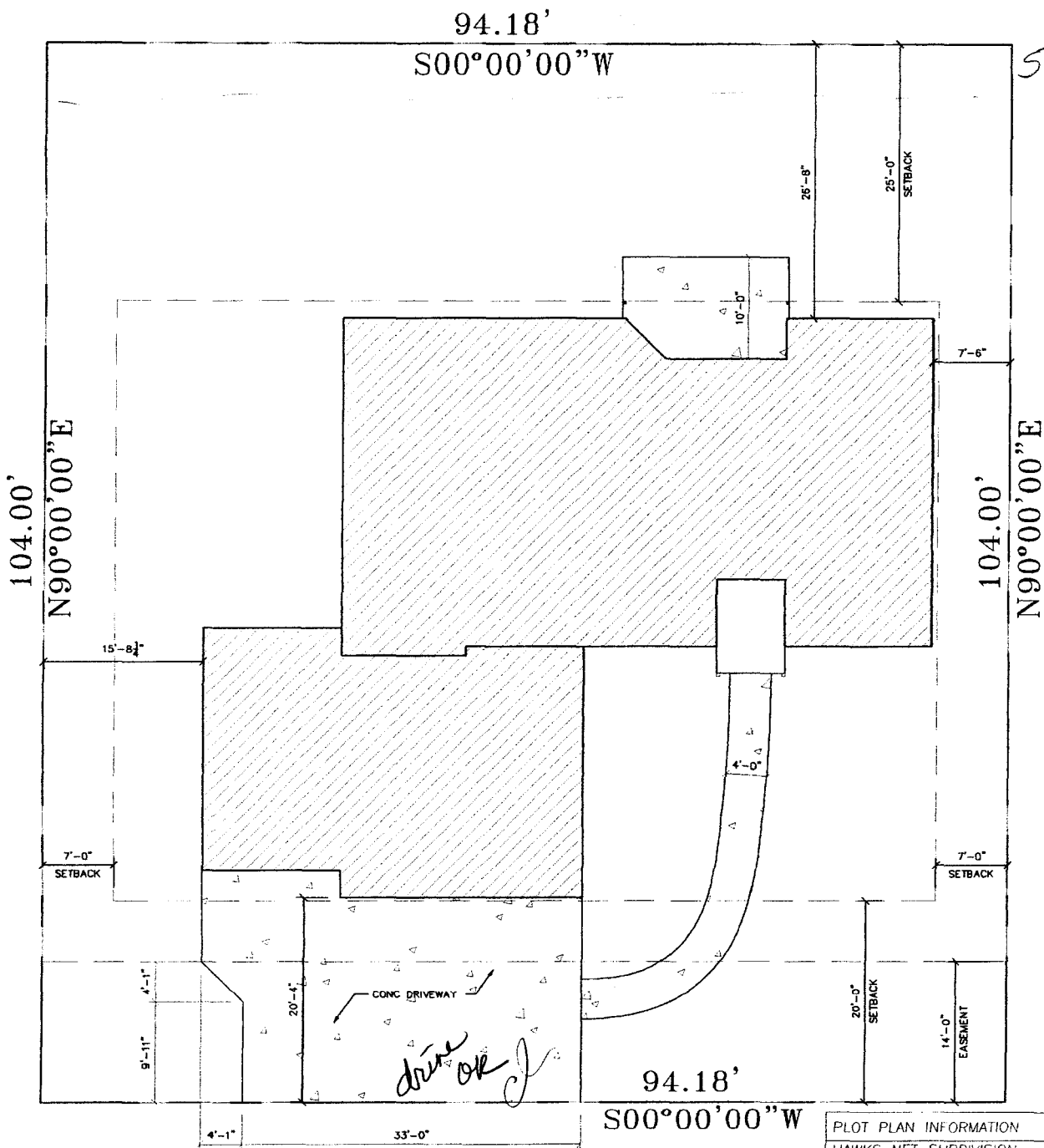
Applicant Signature [Signature] Date 6-9-09

Planning Approval [Signature] Date 6/11/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Pif Rd @ OTSD

Utility Accounting [Signature] Date 6/15/09

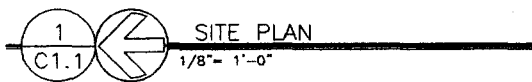
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



5' IRRIGATION EASEMENT

ACCEPTED *Wendy Swartz*
 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.

WINTER HAWK DRIVE



PLOT PLAN INFORMATION	
HAWKS NEST SUBDIVISION	
STREET ADDRESS	194 WINTER HAWK DR.
HOUSE SQ FT	1,751 SF
GARAGE SQ FT	909 SF
PATIO SQ FT	152 SF
DRIVEWAY SQ FT	741 SF
LOT SIZE	9,794 SF
LOT COVERAGE	36%
SETBACKS	FRONT - 20' REAR - 25' SIDES - 7'
Lot Number 194 of HAWKS NEST SUBDIVISION E 1/2, SECTION 32, T1S, R1E, U.M. MESA COUNTY, COLORADO	

GL Transaction Detail

Journal Number 2009-00006180
Journal Type Journal Entry
Source Collections
Reference
Sub Ledger Revenue Collections
Originating Department Fin Ops.Cust Svc.Collections
GL Account 207-330-140.4315 (Transportation Ca
GL Date 10/16/2009
Transaction Description Revenue Collection Payment Post
Transaction Amount -\$2,554.00
Due To/Due From
Transfer Organization

Receipt Number	Receipt Batch Number	Receipt Descr
2009-00004599	2009-00000238	

Export History
Documents
Remote Documents
Approvals

Logos.NET -- Webpage Dialog

Status Posted
Department 02-240-040 - Fin Ops.Cust Svc.Collections
Batch 2009-00000238
GL Date 10/16/2009
Receipt Number 2009-00004599
Total Amount \$3,084.00
Received From COMMUNITY DEVELOPMENT
Cashier Rose Bonine
Collection Station Customer Service
Receipt Description
Payment Date 10/16/2009

Detail	Payment Category	Payment Code	Bank Account	Transaction Description	Quantity	Unit Of Measure	Amount
	PLANNING	PLAN	General Operating Accou..	EYE			\$10.00
	PLANNING	PLAN	General Operating Accou..	LGD CONSTRUCTION 194			\$10.00
	PLANNING	SLD	General Operating Accou..	LGD CONST			\$460.00
	PLANNING	TCP	General Operating Accou..	LGD CONSTRUCTION			\$2,554.00
	PLANNING	DEV	General Operating Accou..	SCIENCE DEVELOPMENT			\$50.00

GL Distribution
Payments
Documents