

FEE \$	70 ⁰⁰
TCR \$	2554 ⁻
SIF \$	460 ⁻

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

BLDG PERMIT NO. _____

Building Address 197 Winter Hawk DR
 Parcel No. 2943-321-28-020
 Subdivision HAWKS NEST
 Filing TWO Block 1 Lot 20

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 9369 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4500 # 48%¹⁰
 Height of Proposed Structure 30'

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 RITEWAY SYSTEMS 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): _____

PAID
OCT 09 2009

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 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 10-09-09
 Planning Approval [Signature] Date 10/6/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/9/09</u>	

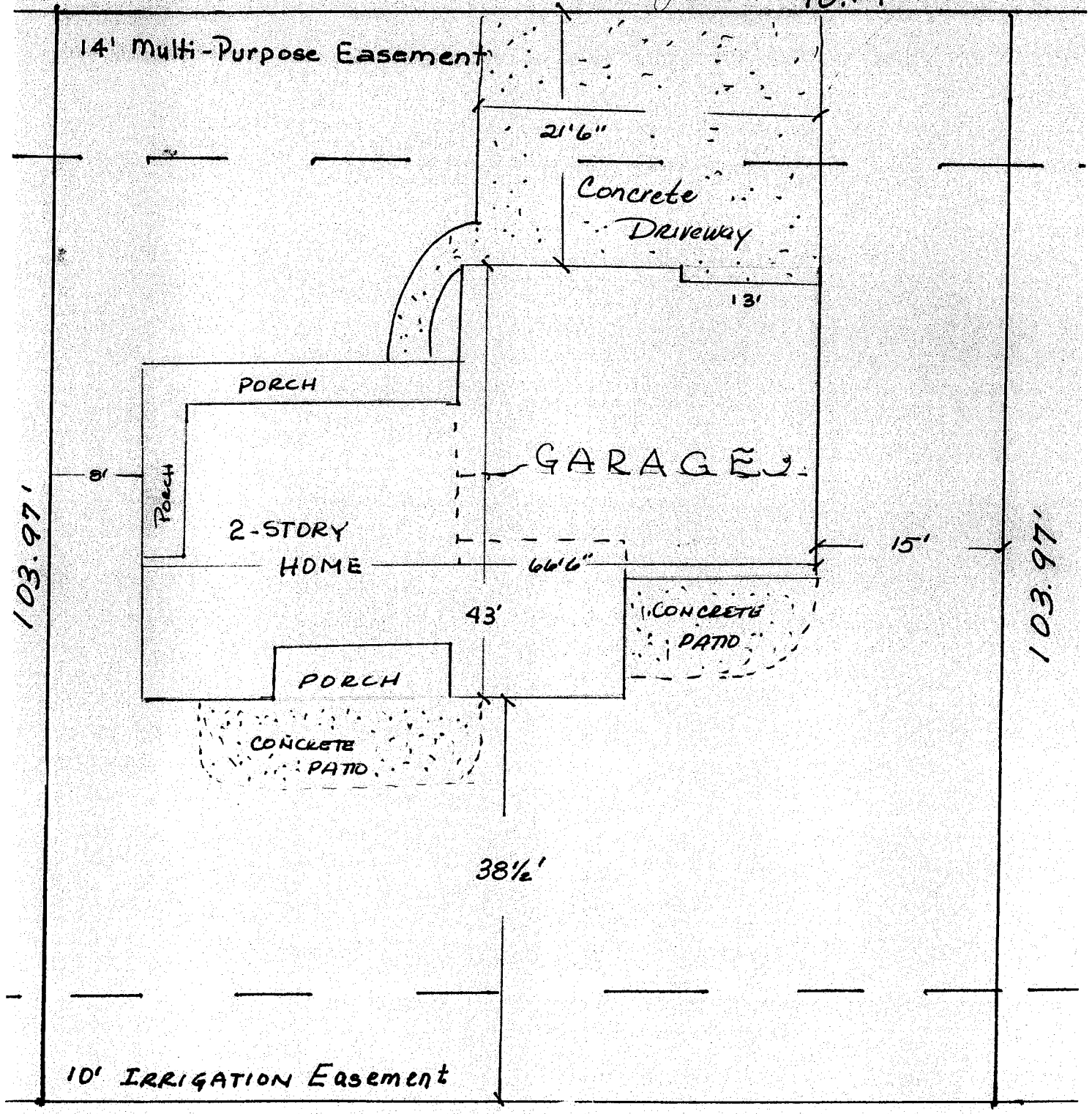
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *WS*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL UTILITIES AND EASEMENTS.

147 Winter Hawk Dr
Lot 20 BIK1 Filing 2
Hawks Nest Subd
9369#

Winter Hawk Drive

90.14'



14' Multi-Purpose Easement

21'6"

Concrete Driveway

13'

PORCH

Porch

2-STORY HOME

GARAGE

15'

66'6"

43'

CONCRETE PATIO

PORCH

CONCRETE PATIO

38 1/2'

10' IRRIGATION Easement

90.10'

103.97'

103.97'