

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2995 1/2 Black Hawk Way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-321-29-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision HAWKS Nest Sq. Ft. of Lot / Parcel 9191  
 Filing TWO Block 2 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3789 **41%**  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Nick Flanagan  
 Address 761 25 Rd  
 City / State / Zip Ge Jt CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 250-7244

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

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 affect the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R4</u>	Maximum coverage of lot by structures <u>50</u>	MAR 08 2010	
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	DB	
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u>	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 12/2/09  
 Planning Approval [Signature] Date 12/2/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PO (MSD)</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/8/10</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)

15' Irrigation Easement

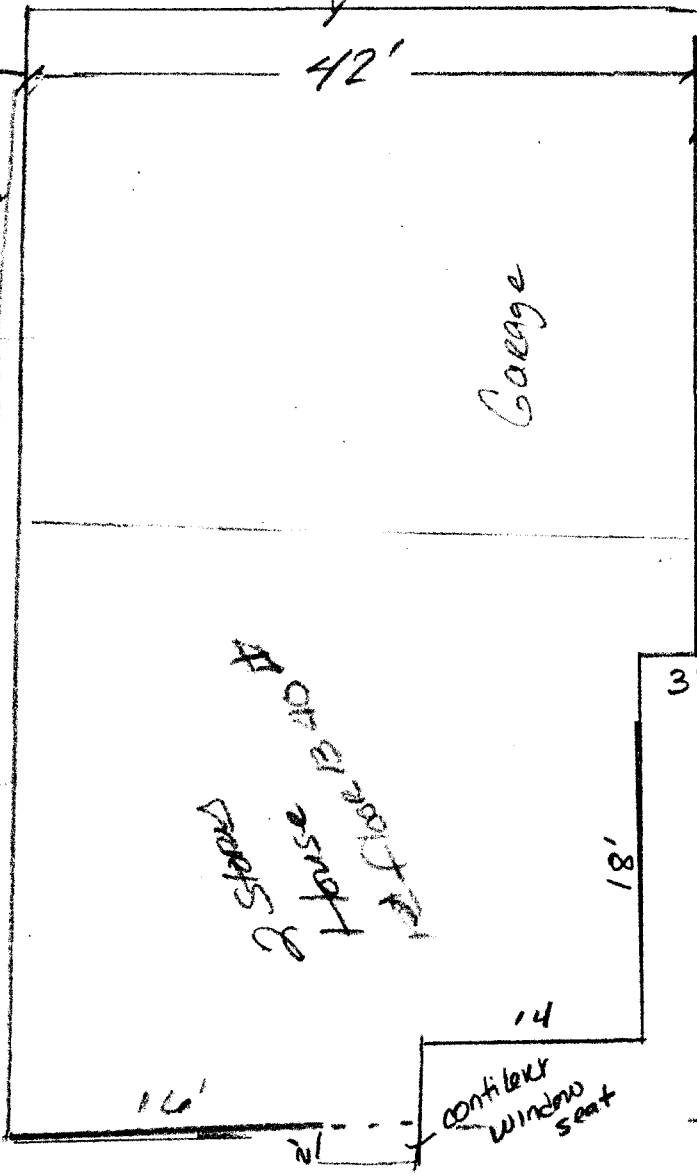


25'

unmeasured

70' 9x30 patio

2'



14'

cont. lex window seat

18'

3'

concrete driveway

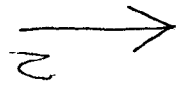
22'

42'

89'56"

17'

14' Irrigation Easement



89'56"

ACCEPTED  
 IN FULL PAYMENT OF THE DEBT  
 OF THE COUNTY OF LOS ANGELES  
 TO THE COUNTY ENGINEER'S DIVISION  
 FOR THE IMPROVEMENT OF THE  
 PUBLIC HIGHWAYS AND BRIDGES  
 OF THE COUNTY OF LOS ANGELES

28th  
March 1911

14' Multi Purpose Easement

BLACK HAWK WAY

2993 1/2 Blackhawk Way