

FEE \$ 10.00
 TCP \$ 2554.00
 SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 2997 1/2 Black Hawk Way
 Parcel No. 2943-321-25-008
 Subdivision Hawks Nest
 Filing 1 Block 2 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 14050 ML
 Sq. Ft. of Lot / Parcel 13,114 1172 PL
754 GAR
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6,000
 Height of Proposed Structure 33

OWNER INFORMATION:

Name 30 Rd LLC
 Address 710 S 15th St
 City / State / 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
 Address 761 25 Rd
 City / State / Gr Jct 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District <u>"E"</u> Driveway Location Approval <u>add.</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.

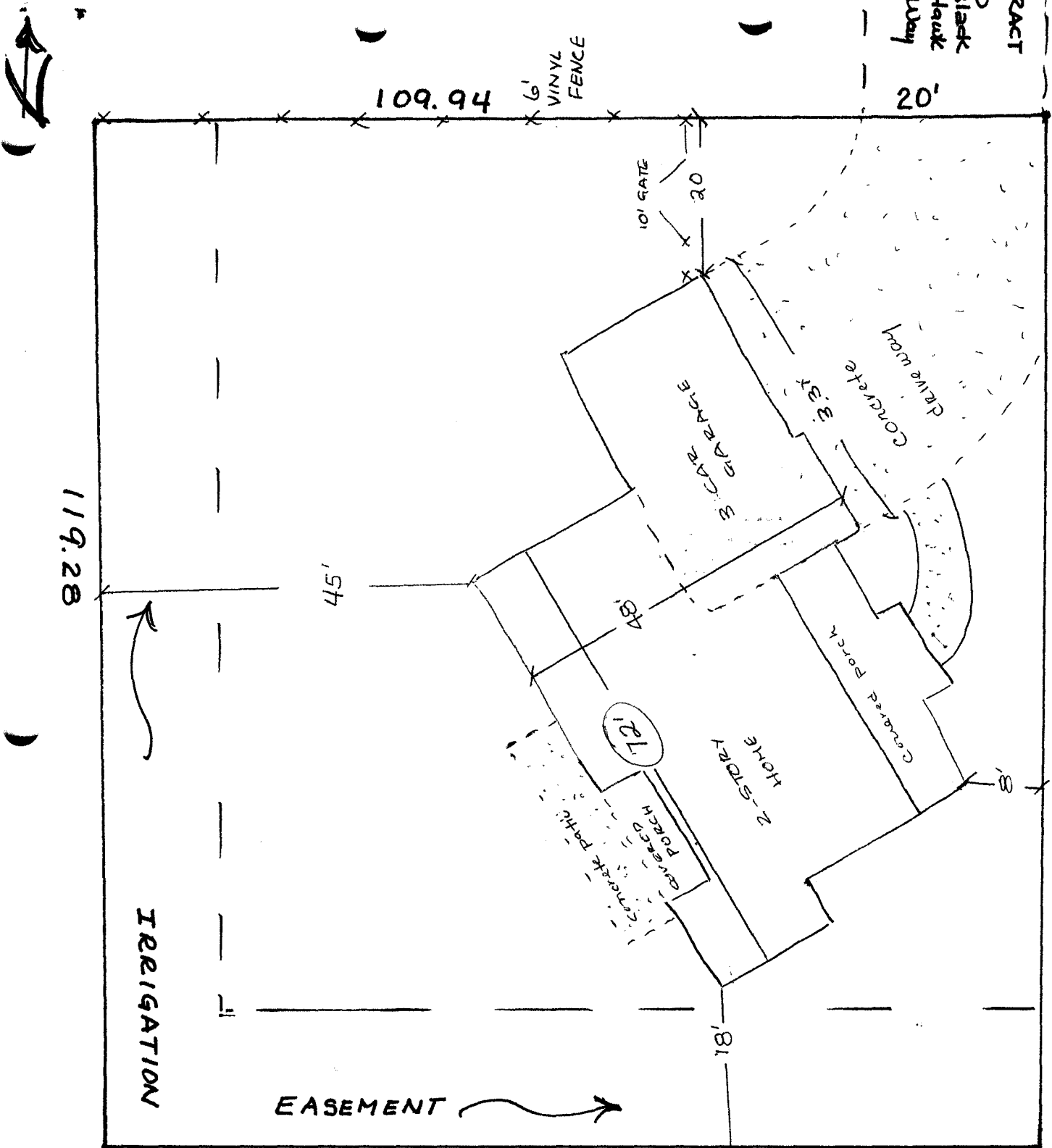
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9-9-10
 Planning Approval [Signature] Date 9/9/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>pd dmsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/9/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

TRACT
Black Hawk
Way



119.28

119.28

109.94

6' VINYL FENCE

20'

45'

10' GATE

3-CAR GARAGE

2-STORY HOME

Covered Porch

Concrete Driveway

IRRIGATION

EASEMENT

109.94

9-9-10

ACCEPTED *[Signature]* 9/9/10
 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.

2997 1/2 Black Hawk Way
 Lot 8 BIK 2 Hawks Nest Fil 1
 13,114 sq ft