

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

JG PERMIT NO. \_\_\_\_\_

~~AKA 177 Winter Hawk Dr. Bayless 4-29-10~~

Building Address 2991 Osprey Way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-321-32-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 000  
 Subdivision Hawks Nest Sq. Ft. of Lot / Parcel 903 9016.92  
 Filing 2 Block 5 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4500 4190  
 Height of Proposed Structure 33'

**OWNER INFORMATION:**

Name 30 Rd LLC  
 Address 710 S 15th  
 City / State / Zip GR JCO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Steady Const Inc  
 Address 761 25 Rd  
 City / State / Zip GR JCO 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 R-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 40' Parking Requirement 2  
 Voting District E Driveway Location Approval PD 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 \_\_\_\_\_ Date 4-20-10

Planning Approval PD Bayless Henderson Date 4-29-10

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/Q No. SMJD #5243

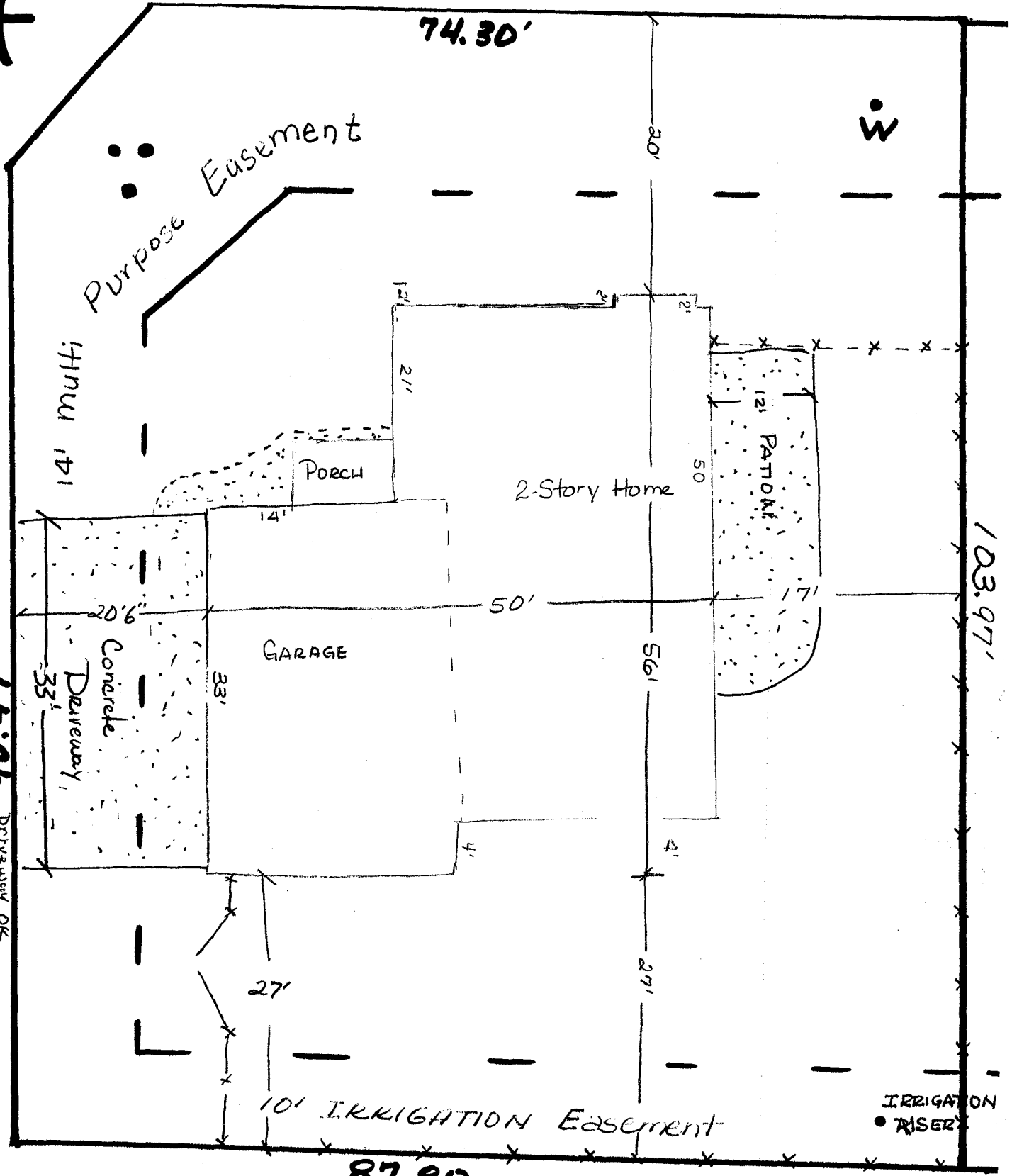
Utility Accounting [Signature] Date 4-29-10

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)

Winter Hawk Dr



Osprey Way  
47.06  
DRIVEWAY OK  
Feb 4/26/10



4-29-10

ACCEPTED *PP Gayle Henderson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 THIS PLAN IS VALID ONLY AS SUBMITTED BY  
 THE APPLICANT.

**2991 Osprey Way**  
**Lot 1 Blk 5 Hawks Nest Fil 2**