

FEE \$	10.00
TCP \$	2554
SIF \$	400

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

BLDG PERMIT NO. _____

Building Address 2994 Osprey Way
 Parcel No. 2943-321-30-010
 Subdivision HAWKS NEST
 Filing TWO Block 3 Lot 10

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2071 H
 Sq. Ft. of Lot / Parcel 9370
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4650
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name 30 Road LLC
 Address 710 S 15 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 STEADY CONST LLC
 Address 761 25 Rd
 City / State / Zip GJ CO 81505
 Telephone 250 9244

***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 <u>X</u> NO _____	
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>	
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>	
Voting District <u>E</u>	Driveway Location Approval _____	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 2-23-10
 Planning Approval [Signature] Date 2-23-10

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



EXISTING 6' VINYL FENCE

94.18

10' IRRIGATION EASEMENT

104.00

90.50

COVERED PORCH

3-CAR GARAGE

792#

CONCRETE DRIVEWAY

33'

2-STORY
1307 DML
764# UL

59'

55'

24'

COVERED PORCH

8'

5'

20'

14' Multi-Purpose Easement

WINTER HAWK DRIVE 80.68

ACCEPTED
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 ADJACENT PROPERTY LINES.

2994 Dorey Way
LOT 10 BIK 3 Hawks Nest
2943-321-30-010
Fil

2,843# Total

9370#