

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 187 Winter Hawk Dr
 Parcel No. 2943-321-28-025
 Subdivision HAWKS NEST
 Filing 2 Block 1 Lot 25

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 19974⁴
 Sq. Ft. of Lot / Parcel 9363
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4650
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name 30 Rd, LLC
 Address 710 So 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 Steady Const LLC
 Address 761 25 Rd
 City / State / Zip GJCO 81505
 Telephone 250-7244

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

NOTES: _____
PAID

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 A NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

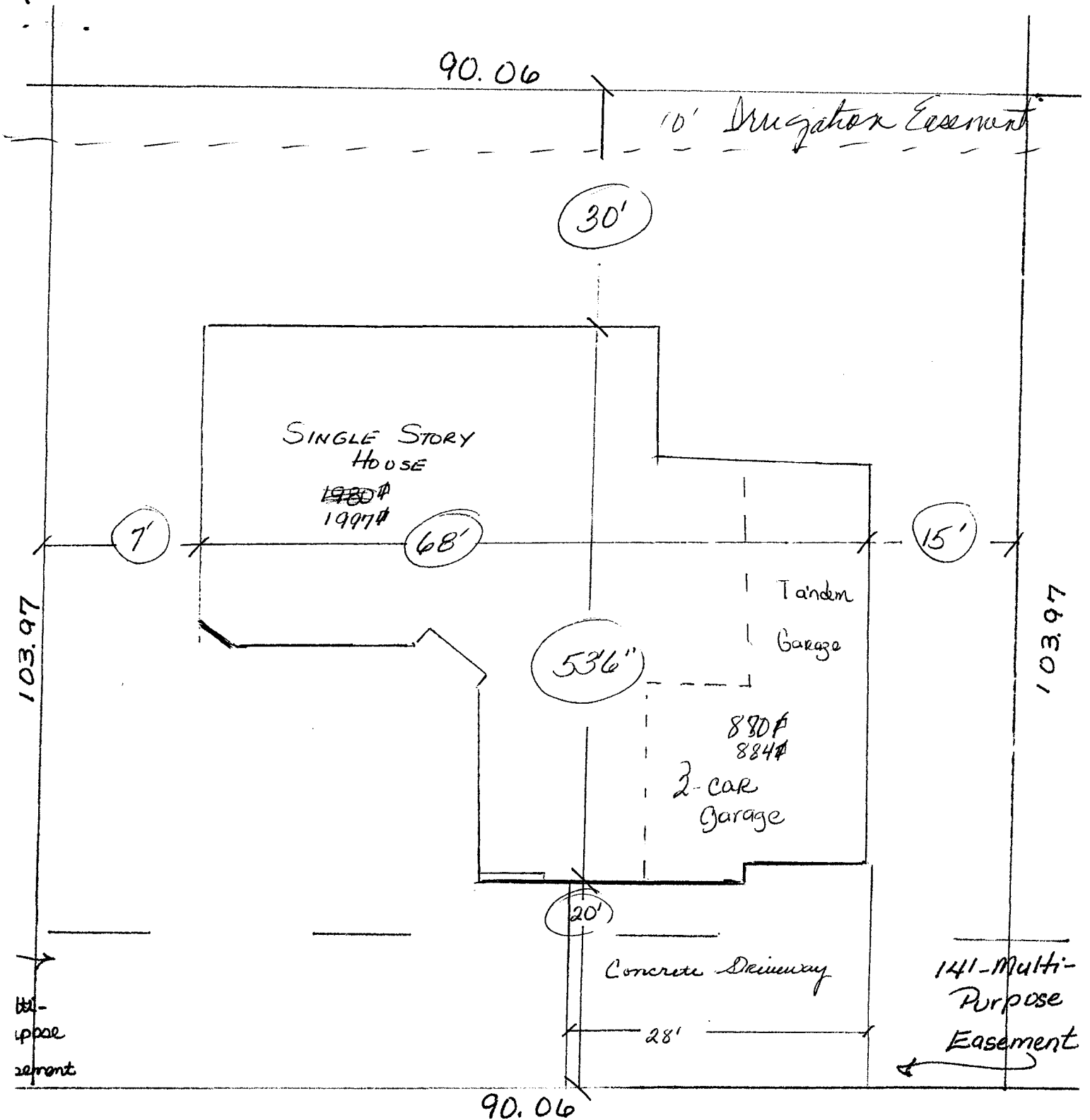
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 _____	W/O No. <u>PD (MSD)</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)



141-
purpose
easement



WINTER HAWK DRIVE

ACCEPTED

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY ALL LOCAL AND COUNTY ORDINANCES AND DEED PARTY TERMS.

187 Winter Hawk Dr
 Lot 25 BK 1 Hawks Nest Sub
 2943-321-28-025
 9363#

File