

FEE \$ <u>10.00</u>
TCP \$ <u>2554.00</u>
SIF \$ <u>460.00</u>

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

BLDG PERMIT NO. _____

Building Address 160 Winter Hawk Dr
 Parcel No. 2943-321-31-011
 Subdivision Hawks Nest
 Filing TWO Block 4 Lot 11

No. of Existing Bldgs Ø No. Proposed 1
 Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 9040
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4500-
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name 30 Rd LLC
 Address 710 S 15th St
 City / State / Zip 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 LLC
 Address 761 25 Rd
 City / State / Zip 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>git</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.

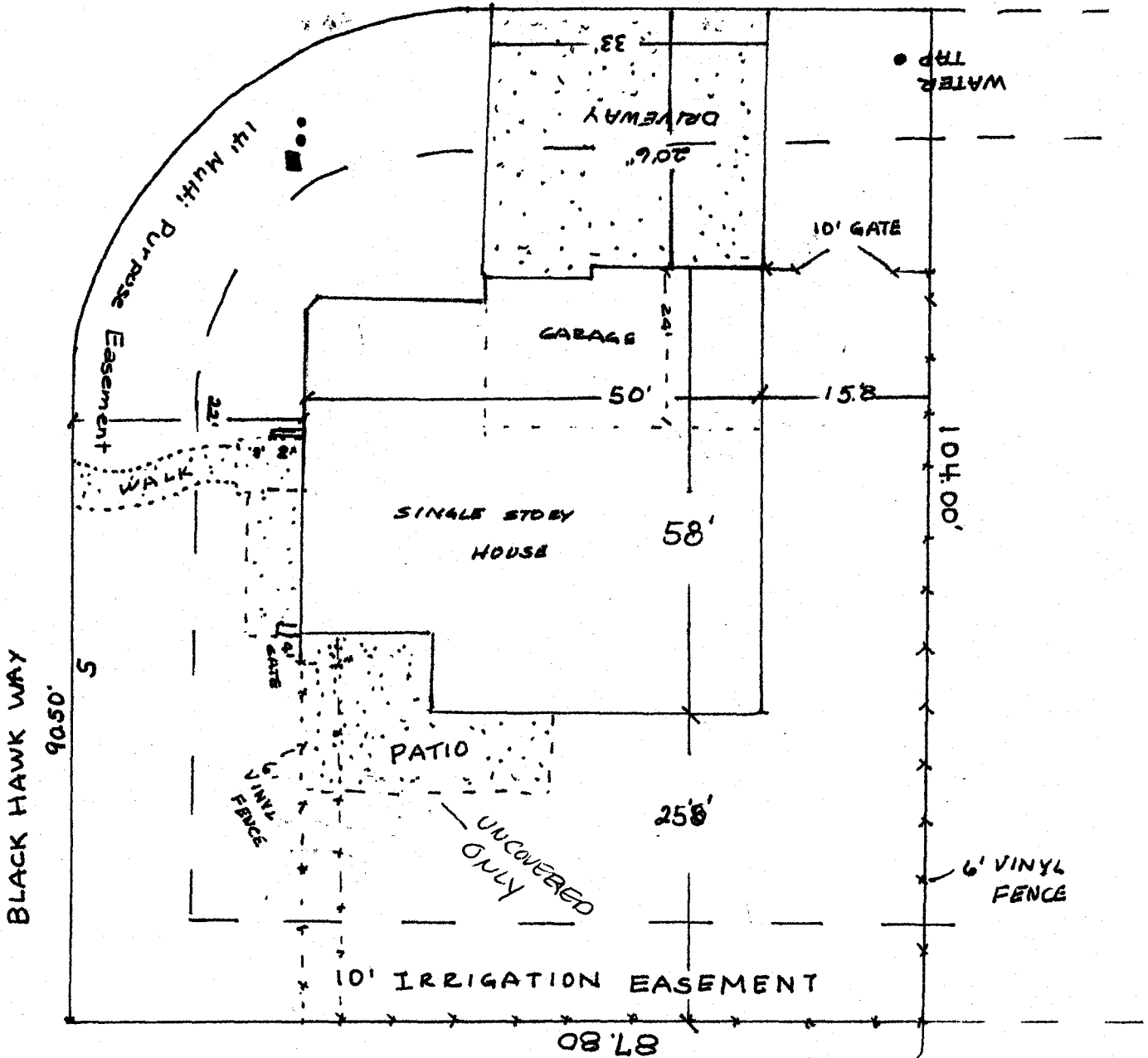
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 9-8-10
 Planning Approval [Signature] Date 9-9-10

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

Winter Hawk DR



ACCEPTED *[Signature]*
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.

Winter
160 ~~200~~ HAWK DRIVE
LOT 11 BLOCK 4
HAWKS NEST FILING 2