

FEE \$	10 ⁰⁰
TCP \$	2551 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

DG PERMIT NO. _____

Building Address 162 Winter Hawk Dr
 Parcel No. 2943-321-31-012
 Subdivision Hawks Nest
 Filing 2 Block 4 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1730 ^H_G
 Sq. Ft. of Lot / Parcel 9132 9147.6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3887 4270
 Height of Proposed Structure 33

OWNER INFORMATION:

Name 30 R LLC
 Address 710 S 15th
 City / State / Zip 65008101

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Steady Coast LLC
 Address 761 25th
 City / State / Zip 65008105
 Telephone 250-7244

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

PAID
JUN 10 2010
TB

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 [Signature] Date 6/10/10
 Planning Approval PD [Signature] Date 6/10/10

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>PD MSP</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/10/10</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)



87.80'

10' IRRIGATION EASEMENT

IRRIGATION RISER

37' 40"

17' PORCH

PATIO 12'

PORCH 4'

SINGLE LEVEL HOME

46'

GARAGE

104.00

104.00

8'

58'

21.7'

Porch

20' 6"

11'

10' GATE

33'

20' 6"

Driveway OK
Per 6/10/10

14' Multi-Purpose Easement

WATER TAP

87.80'

WINTER HAWK DRIVE

ACCEPTED *fd*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL NEIGHBORS AND RECORD THE EASEMENT.

162 WINTER HAWK DRIVE
LOT 12 BLK 4 HAWKS NEST
9132# FILING TW.