FEE \$	1000
TCP\$ =	255400
SIF \$	460 95

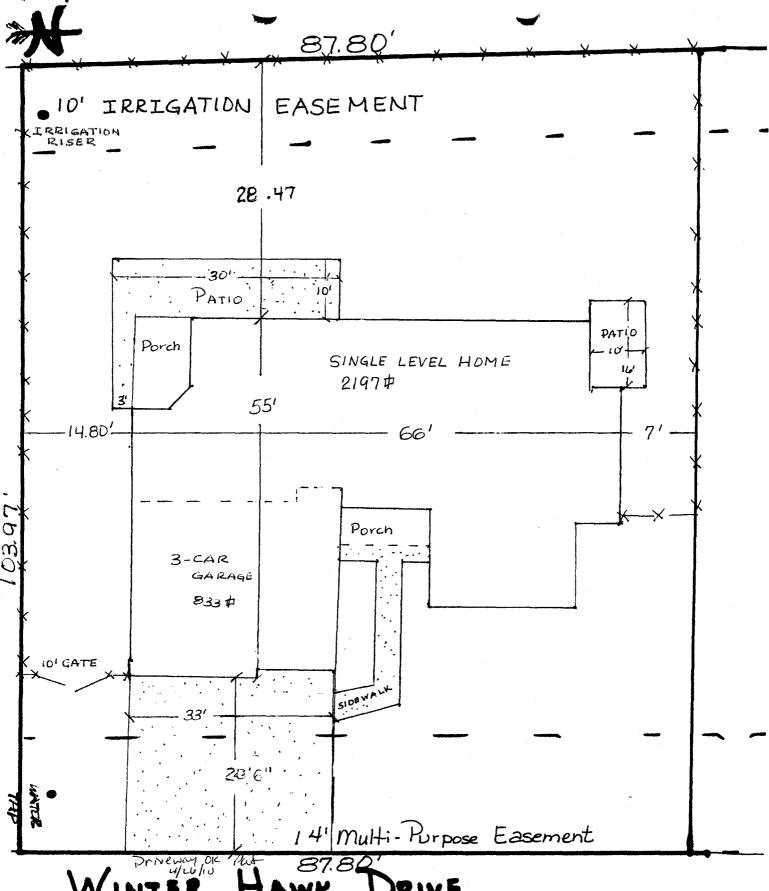
PLANING CLEARANCE

⊿G PERMIT NO.	
	-

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 163 WINTER HAWK DR		
Parcel No. 2943-321-32 - 009	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 8336AP.	
Subdivision HAWKS NEST	Sq. Ft. of Lot / Parcel 9129	
Filing 2 Block 5 Lot 9	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)	
OWNER INFORMATION:	Height of Proposed Structure 33	
Name 30 Rd LLC	DESCRIPTION OF WORK & INTENDED USE:	
Address 710 5 15	New Single Family Home (*check type below) Interior Remodel Addition	
City / State / Zip GJCD 8 (5)	Other (please specify):	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:	
Name STEADY CONST LLC	Site Built	
Address 761 25 Rd		
City/State/Zip Ge LT CO 81505	NOTES:	
Telephone 250-7244		
	xisting & proposed structure location(s), parking, setbacks to all in & width & all easements & rights-of-way which abut the parcel.	
THIS SECTION TO BE COMP	PLETED BY PLANNING STAFF	
ZONE K-4	Maximum coverage of lot by structures	
SETBACKS: Front $30'$ from property line (PL)	Permanent Foundation Required: YESX_NO	
Side 7 from PL Rear 25 from PL	Floodplain Certificate Required: YESNOX	
Maximum Height of Structure(s) 40'	Parking Requirement	
Voting District Driveway Location Approval PO (Erigineer's Initials	Special Conditions	
Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied under the Cocupancy has been issued, if applicable, by the Building December 1.	in writing, by the Public Works & Planning Department. The until a final inspection has been completed and a Certificate of epartment.	
	information is correct; I agree to comply with any and all codes, e project. I understand that failure to comply shall result in legal on-use of the building(s).	
Applicant Signature	Date 4.26 /6	
Planning Approval PD Gaglanthenders	Date 4-29-10	
Additional water and/or sewer tap fee(s) are required:	s NO W/O No. 7	
Utility Accounting	Date - 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)		



4-29-10

163 WINTER HAWK DRIVI LOT9 BLK 5 HAWKS NEST FILINGTW 9129#