

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

PG PERMIT NO. \_\_\_\_\_

Building Address 163 WINTER HAWK DR  
 Parcel No. 2943-321-32-009  
 Subdivision HAWKS NEST  
 Filing 2 Block 5 Lot 9

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2197 ML 8336AR  
 Sq. Ft. of Lot / Parcel 9129  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4100 44%  
 Height of Proposed Structure 33

**OWNER INFORMATION:**

Name 30 Rd LLC  
 Address 710 S 15  
 City / State / Zip GJCO 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 <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>40'</u>	Parking Requirement <u>2</u>
Voting District <u>E</u> Driveway Location Approval <u>PD</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 \_\_\_\_\_ Date 4-26-10

Planning Approval PD Daylan Anderson Date 4-29-10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>0</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-29-10</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

28.47

PATIO

Porch

SINGLE LEVEL HOME  
2197#

PATIO

14.80'

55'

66'

7'

3-CAR GARAGE  
833#

Porch

SIDEWALK

10' GATE

33'

28'6"

14' Multi-Purpose Easement

Driveway OK 4/26/10

87.80'

WINTER HAWK DRIVE

ACCEPTED FOR Raylen Henderson  
BY COUNTY CLERK MUST BE 4-29-10

163 WINTER HAWK DRIVE  
LOT 9 BLK 5 HAWKS NEST  
9129# FILING TW