

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

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

DG PERMIT NO. _____

Building Address 164 Winter Hawk Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-31-013 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision HAWKS NEST Sq. Ft. of Lot / Parcel 9132

Filing 2 Block 4 Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4300 47%
 Height of Proposed Structure 33

OWNER INFORMATION:

Name 30 Rd, LLC
 Address 710 S15
 City / State / Zip 6510807

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 25th
 City / State / Zip 65108100
 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>R4</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> <small>(Engineer's Initials)</small>	Special Conditions _____	

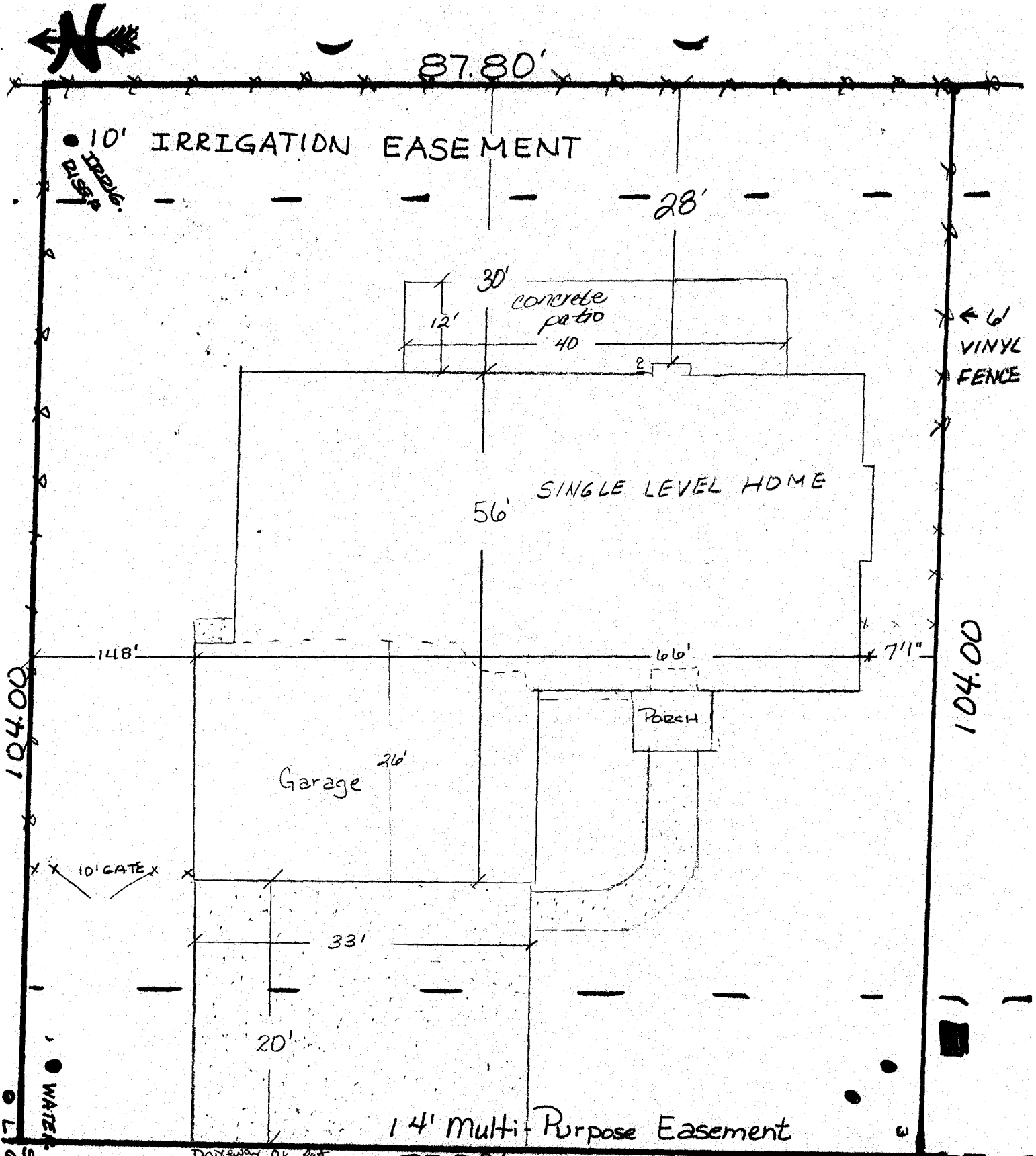
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 4-26-10
 Planning Approval PD Haylen Henderson Date 4-29-10

Additional water and/or sewer tap fee(s) are required:	YES <u>✓</u>	NO	W/O No. <u>[Signature]</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)



104.00
 WATER TRAP
 STREET LIGHT

104.00

87.80'
 WINTER HAWK DRIVE

ACCEPTED PD *Gayle Anderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 THE APPLICANT IS RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS
 4-29-10

164 WINTER HAWK DRIVE
 LOT 13 BLK 4 HAWKS NEST
 9132# FILING TWO