

FEE \$	1000
TCP \$	2554.00
SIF \$	460.00

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

JG PERMIT NO. _____

Building Address 165 WINTER HAWK DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-32-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1407 ML
 Subdivision HAWKS NEST Sq. Ft. of Lot / Parcel 9129 1284 UL
 Filing TWO Block 5 Lot 8 780 GAR
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4550 49%
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name 30 Rd, LLC
 Address 710 S 15th St
 City / State / Zip GJ 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 GJ CO 81505
 Telephone 250-7244

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

PAID

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 _____	

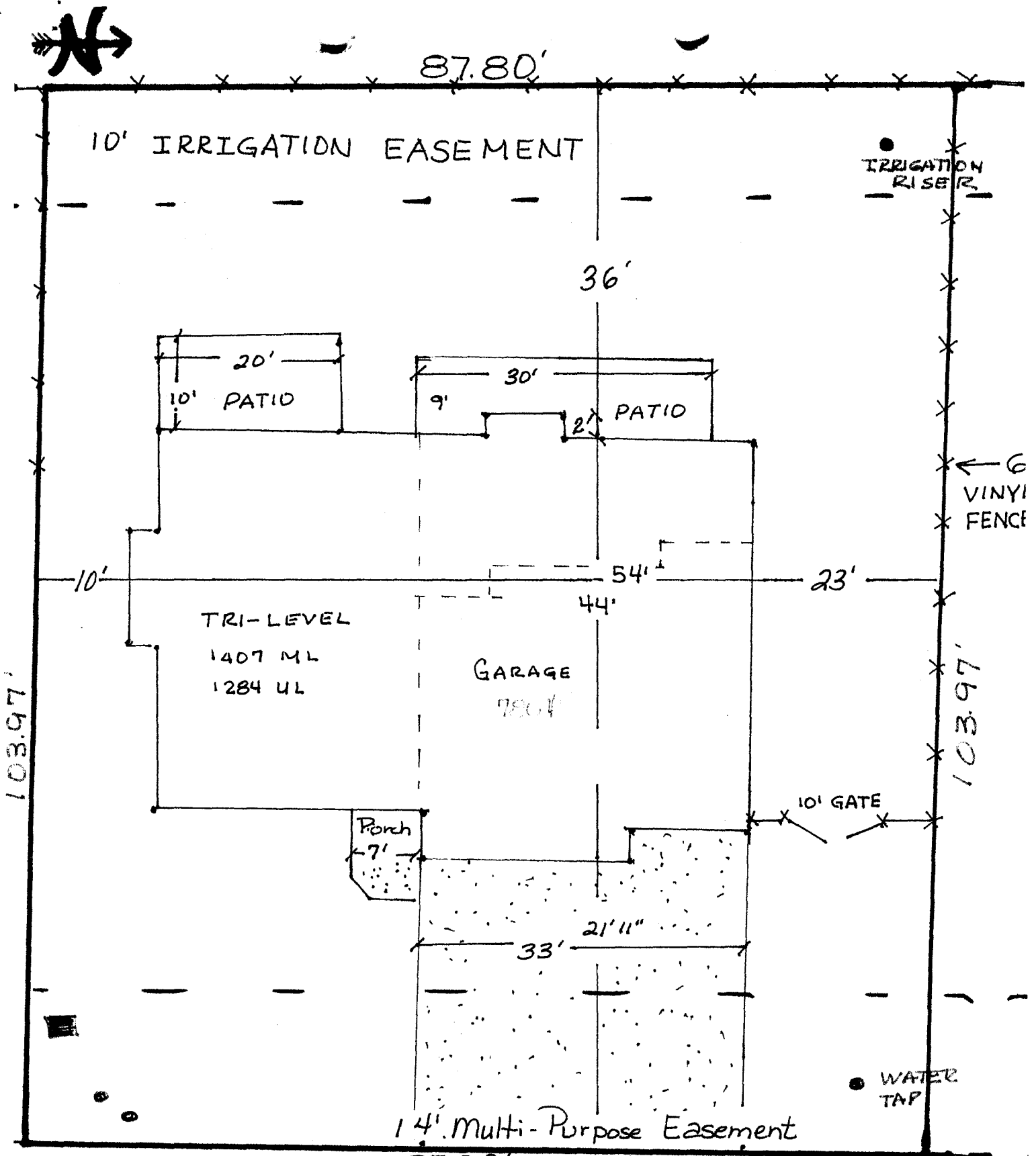
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building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

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>PD/MSD</u>
Utility Accounting <u>T Bensley</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)



WINTER HAWK DRIVE

87.80' Driveway OK per 4/26/10

ACCEPTED pp *Dafin Hebl*
 4-29-10
 ANY CHANGE OF PLANS MUST BE
 APPROVED BY THE PLANNING DIVISION
 2000 W. 10TH AVE., SUITE 100
 DENVER, CO 80202

165 WINTER HAWK DRIVE
 LOT 8 BLK 5 HAWKS NEST
 9129 # FILING TWO