

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 166 Winter Hawk Dr
 Parcel No. 2943-324-31-014
 Subdivision Hawks Nest
 Filing 2 Block 4 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1096 ML
 Sq. Ft. of Lot / Parcel 9132
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4200
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name 30 Rd, LLC
 Address 710 S 15th St
 City / State / Zip Gr Jct, 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 Gr Jct 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</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 [Signature] Date 4/29/10
 Planning Approval [Signature] Date 4/23/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PO CMSD</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'

IRRIGATION RISER

10' IRRIGATION EASEMENT

42'

12' PATIO

40'

7-1

7'

66

14.8

2 Story Home

42'

Garage

104.00

10' GATE

Driveway OK
92 ft

20'

33'

14' Multi-Purpose Easement

WATER TAP

STREET LIGHT

87.80'

WINTER HAWK DRIVE

ACCEPTED BY *[Signature]*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROTECT ALL GATE AND IDENTIFY

166 WINTER HAWK DRIVE
LOT 14 BLK 4 HAWKS NEST
9132 # FILING TW