

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

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

BLDG PERMIT NO. _____

Building Address 108 Winter Hawk Dr
 Parcel No. 2943-321-31-015
 Subdivision HAWKS Nest Subd
 Filing 2 Block 4 Lot 15

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 21470 ML
 Sq. Ft. of Lot / Parcel 9132 8330 GAR
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4000 43%
 Height of Proposed Structure 33

OWNER INFORMATION:

Name 30 Rd LLC
 Address 710 S IE
 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 GJCO 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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 40' Parking Requirement 2
 Voting District E Driveway Location Approval PD Special Conditions _____
 (Engineer's Initials)

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 3-29-10

Planning Approval PD Gayleen Henderson Date 4-29-10

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 5290

Utility Accounting [Signature] Date 4-29-10



87.80'

10' IRRIGATION EASEMENT

IRRIGATION RISER

27'

Concrete patio

COVERED PORCH

Patio 8'

6' Vinyl fence

55'

14.80'

66'

7'

104.00'

104.00'

Covered Porch

Electric
2'
3' GAS

10' GATE

SIDE WALK

22'

33'

WATER TAP

14' Multi-Purpose Easement

Driveway OR Pat
4/26/10

87.80'

WINTER HAWK DRIVE

4-29-10

ACCEPTED PD *Daglene Henderson*

168 WINTER HAWK DRIVE
LOT 15 BLK 4 HAWKS NEST
9132# FILING TWO