FEE\$	1000
TCP\$	255400
SIF \$	46000

PLANNING CLEARANCE

SEDG PERMIT	NO.

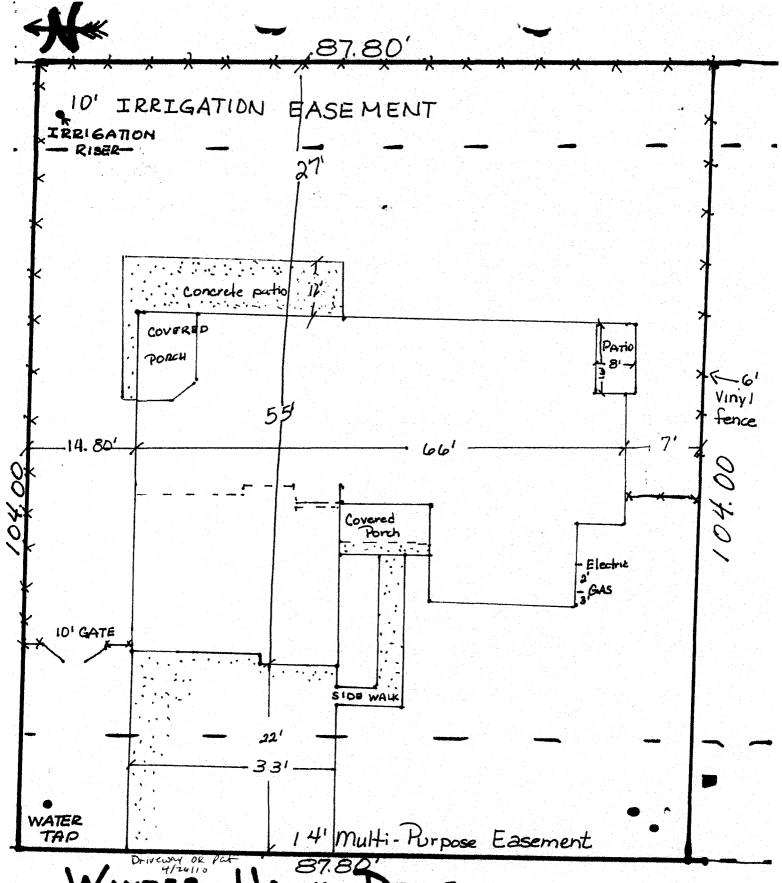
(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 108 Winter Hawk DR	No. of Existing Bldgs No. Proposed 1
Parcel No. 2943-321-31-015	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 833 [14]
Subdivision HAWKS Nest Subd	Sq. Ft. of Lot / Parcel
Filing 2 Block 4 Lot 15	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4 (F) (F)
OWNER INFORMATION:	(Total Existing & Proposed) 4000 4500 Height of Proposed Structure 33
Name 30 Rd LLC	_DESCRIPTION OF WORK & INTENDED USE:
Address 710 S 15	New Single Family Home (*check type below) Interior Remodel Addition
City/State/Zip GJCC 81501	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Steady Const LLC	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address 761 25 Rd	Other (please specify):
City / State / Zip 9505	NOTES:
Telephone 250-7244	
RECUIRED: One plot plan, on 8 1/2" v 11" paper, showing all e	xisting & proposed structure location(s), parking, setbacks to all
property lines, ingress/egress to the property, driveway location	n & width & all easements & rights-of-way which abut the parcel.
property lines, ingress/egress to the property, driveway location THIS SECTION TO BE COME	n & width & all easements & rights-of-way which abut the parcel. PLETED BY PLANNING STAFF
THIS SECTION TO BE COMP	n & width & all easements & rights-of-way which abut the parcel.
property lines, ingress/egress to the property, driveway location THIS SECTION TO BE COME	Maximum coverage of lot by structures
THIS SECTION TO BE COMP ZONE from property line (PL)	Maximum coverage of lot by structures
THIS SECTION TO BE COMP ZONE	Permanent Foundation Required: YESNO Parking Requirement Special Conditions
THIS SECTION TO BE COME ZONE	PLETED BY PLANNING STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COME ZONE	PLETED BY PLANNING STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COME ZONE	PLETED BY PLANNING STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COME ZONE SETBACKS: Front from property line (PL) Side Temperature from PL Rear Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building Delinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not recessarily limited to not r	Permanent Foundation Required: YES NO
THIS SECTION TO BE COME ZONE SETBACKS: Front from property line (PL) Side 7 from PL Rear 25 from PL Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building Della I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not Applicant Signature	Permanent Foundation Required: YESNO

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

CCEPTED PO Dayley Herdeur

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