

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 169 Winter Hawk Dr
 Parcel No. 2943-321-32-006
 Subdivision Hawks Nest
 Filing 2 Block 5 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1407 MLU
 Sq. Ft. of Lot / Parcel 9129 9147.6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4550 4970
 Height of Proposed Structure 33

OWNER INFORMATION:

Name 30 Rd ~~Phoenix~~ LLC
 Address 710 S 15th St
 City / State / Zip 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 CO 81505
 Telephone 250-~~0000~~7244

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

PAID

NOTES: JUN 11 2010

TR

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 [Signature] Date 6/10/10
 Planning Approval [Signature] Date 6/10/10

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ W/O NO <u>PD, DM, SD</u>
Utility Accounting <u>[Signature]</u> Date <u>6/11/10</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)

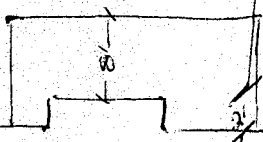
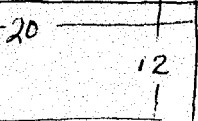


87.80'

10' IRRIGATION EASEMENT

IRRIGATION RISER

39.97'



6' Vinyl Fence

10'

54'

23'

103.97'

44'

103.97'

10' GATE

GUTTER DRAIN

33'

22'

Driveway OK Pat 6/10/10

WATER TAP

14' Multi-Purpose Easement

87.80'

WINTER HAWK DRIVE

ACCEPTED PD
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

169 WINTER HAWK DRIVE
LOT 6 BLK 5 HAWKS NEST
9129 # FILING TWO