

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 171 WINTER Hawk Dr
 Parcel No. 2943-321-32-005
 Subdivision HAWKS NEST
 Filing 2 Block E Lot E

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1206 ML
740 UL
842 GAR
 Sq. Ft. of Lot / Parcel 9129
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4500
 Height of Proposed Structure 33

OWNER INFORMATION:

Name 30 Rd LLC
 Address 710 S 15th
 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 250-87244

***TYPE OF HOME PROPOSED:**

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

NOTES: 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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 40' Parking Requirement 2
 Voting District E Driveway Location Approval Bit 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).

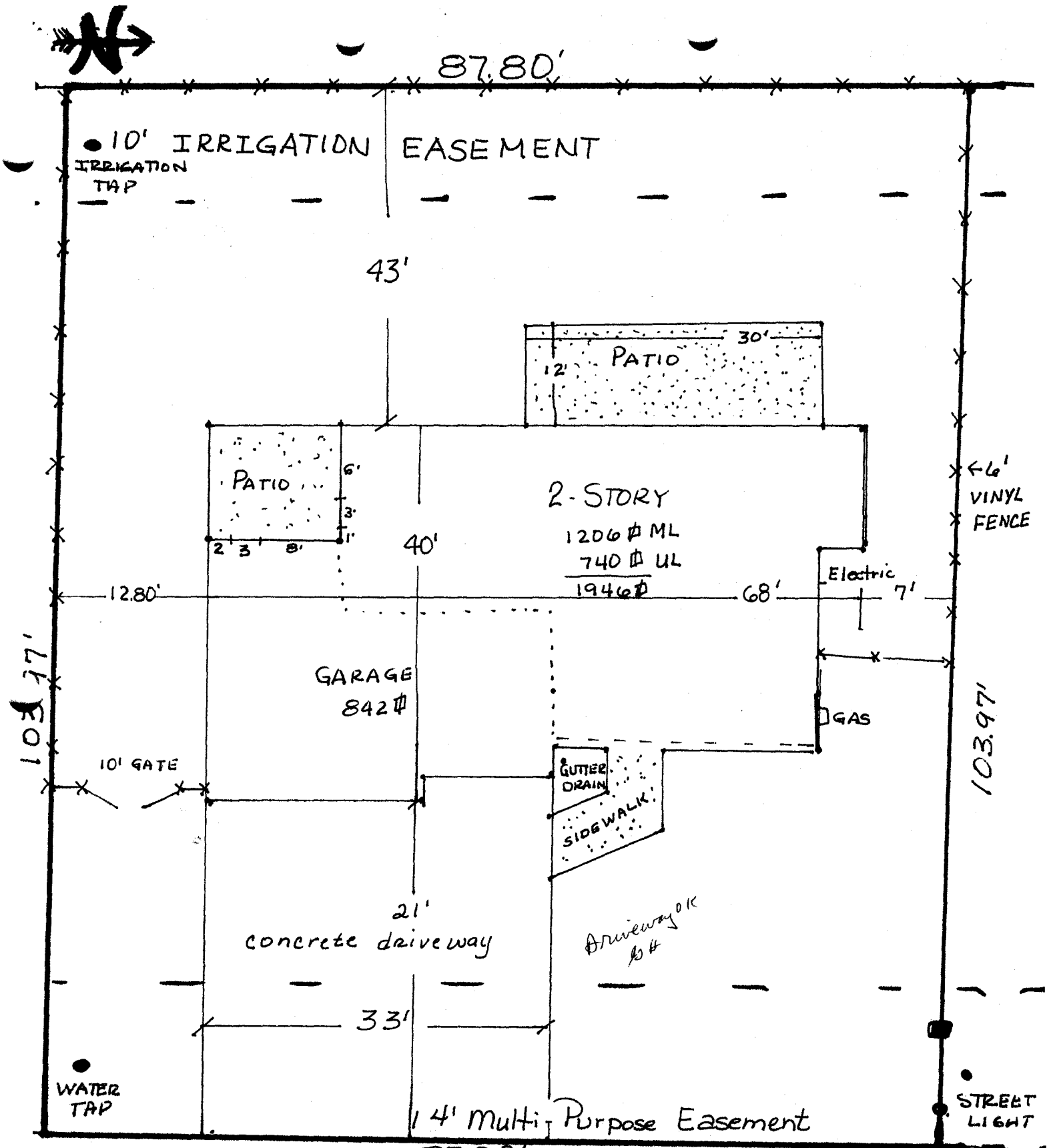
Applicant Signature [Signature] Date 3-29-10

Planning Approval [Signature] Date 4/23/10

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

Utility Accounting [Signature] Date 4/29/10

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'
WINTER HAWK DRIVE

ACCEPTED *[Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY FILE THE DOCUMENTS.
 1/27/2011

171 WINTER HAWK DRIVE
 LOT 5 BLK 5 HAWKS NEST
 9129# FILING TWL