FEE $	10
TCP $	2,554
SIF $	460

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

BLDG PERMIT NO. _____

Building Address __173 WINTER HAWK DR__

Parcel No. __2943-321-32-004__

Subdivision __HAWKS NEST__

Filing __2__ Block __5__ Lot __4__

OWNER INFORMATION:

Name __30 Rd, LLC__

Address __710 S. 15th St__

City / State / Zip __GJ, CO 81501__

APPLICANT INFORMATION:

Name __Steady Const LLC__

Address __761 25 Rd__

City / State / Zip __GJ, CO 81501__

Telephone __250-7244__

No. of Existing Bldgs __Ø__   No. Proposed __1__

Sq. Ft. of Existing Bldgs __Ø__   Sq. Ft. Proposed __1200 UL__ 1172 ML 832 GAR

Sq. Ft. of Lot / Parcel __9129__

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) __3800 □__ 42%

Height of Proposed Structure __33'__

DESCRIPTION OF WORK & INTENDED USE:
- [X] New Single Family Home (*check type below)
- [ ] Interior Remodel   [ ] Addition
- [ ] Other (please specify): _____

*TYPE OF HOME PROPOSED:
- [X] 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 __R-4__

SETBACKS: Front __20__ from property line (PL)

Side __7__ from PL   Rear __25__ from PL

Maximum Height of Structure(s) __40 ft__

Voting District __E__   Driveway Location Approval __Bld__ (Engineer's Initials)

Maximum coverage of lot by structures __50%__

Permanent Foundation Required: YES __✓__ NO _____

Floodplain Certificate Required: YES _____ NO __✓__

Parking Requirement __2__

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 _____ Date __3-29 10__

Planning Approval __Jayleen Henderson__ Date __4-22-10__

Additional water and/or sewer tap fee(s) are required:	YES X	NO	W/O No. PD OMSD
Utility Accounting (Beasley)		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)
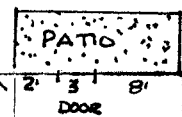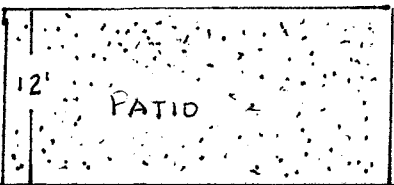
N

87.80'

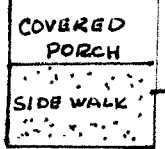10' IRRIGATION EASEMENT

IRRIGATION
• RISER

46'

PATIO

12'

PATIO

2' 3' 8'
DOOR

7'   68'   12.80'

103.9"   103.97'

36'

COVERED
PORCH

SIDE WALK

33'

Driveway OK
Daylen Henderson

22

WATER
TAP

14' Multi-Purpose Easement

87.80'

STREET
LITE

WINTER HAWK DRIVE

PLATTED xn   Daylen Henderson

4-22-10

173 WINTER HAWK DRIVE
LOT 4   BLK 5 HAWKS NEST
9129 ⌀   FILING TWL