

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 174 Winter Hawk Dr
 Parcel No. 2943-321-018
 Subdivision HAWKS NEST
 Filing 2 Block 4 Lot 18

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1294 ML
 Sq. Ft. of Lot / Parcel 9132 740 UL
762 GAR
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3500
 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 250-7244

***TYPE OF HOME PROPOSED:**

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 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 HT (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 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 CMSD

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)

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

BLDG PERMIT NO. _____

Building Address 174 Winter Hawk DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-31-018 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1294 ML
 Subdivision HAWKS NEST Sq. Ft. of Lot / Parcel 9132 740 UL
 Filing 2 Block 4 Lot 18 762 GAR
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3500
 Height of Proposed Structure 33'

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 City / State / Zip GR Jct CO 81501

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Applicant Signature [Signature] Date 3-24-10

Planning Approval [Signature] Date 4/23/10

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

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)
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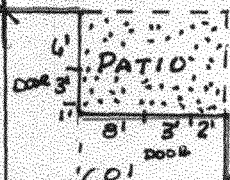
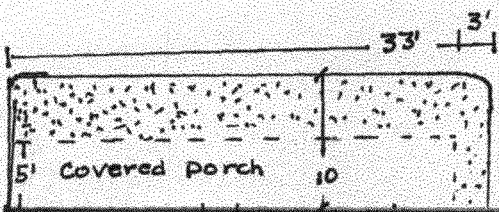


87.80'

10' IRRIGATION EASEMENT

IRRIGATION RISER

41'



2-Story

1294 ML
740 UL
20 34

Electric
GAS

GARAGE
762#

42'

COVERED PORCH

concrete driveway

33'

10' GATE

Driveway
21'
Boundary

14' Multi-Purpose Easement

6' VINYL FENCE

WATER METER

104.00

104.00

87.80'

WINTER HAWK DRIVE

STREET LIGHT

ACCEPTED *[Signature]* 4/26/10

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.

174 WINTER HAWK DRIVE
LOT 18 BLK 4 HAWKS NEST
9132# FILING TWL