

FEE \$	10
TCP \$	2,554
SIF \$	460

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

DG PERMIT NO. _____

Building Address 175 Winter Hawk Dr
 Parcel No. 2943-321-32-003
 Subdivision Hawks Nest
 Filing Two Block 5 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 15660
 Sq. Ft. of Lot / Parcel 9129
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4000
 Height of Proposed Structure 33

OWNER INFORMATION:

Name 30 Rd LLC
 Address 710 S 15th St
 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 COAST 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 BJB Special Conditions _____
 (Engineer's Initials)

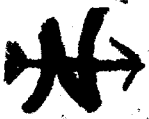
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 4/29/10
 Planning Approval [Signature] Date 4-22-10

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)



87.80'

10' IRRIGATION EASEMENT

IRRIGATION RISER

3227'

PATIO

PORCH

SINGLE LEVEL

1566#

50'6"

68'

12.80'

PORCH

GARAGE

779#

Water location
101 GATE

20'6"
Driveway OK
Hayden Anderson

14' Multi-Purpose Easement

6'
VINYL FENCE

103.97'

WATER TAP

87.80'

WINTER HAWK DRIVE

4-22-10

ACCEPTED *Hayden Anderson*

ANY CHANGE OF SURVEY DATA MUST BE
APPROVED BY THE CITY PLANNING DIVISION
OF THE CITY OF DENVER, COLORADO

175 WINTER HAWK DRIVE
LOT 3 BLK 5 HAWKS NEST
9124# FILING TW