

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	400 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 181 Winter Hawk Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-28-028 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1859 H 916 G
 Subdivision HAWKS Nest Sq. Ft. of Lot / Parcel 4272
 Filing 2 Block 1 Lot 28 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4630
 Height of Proposed Structure 32'

OWNER INFORMATION:

Name 3D Rd, LLC
 Address 710 S. 15th St
 City / State / Zip GJ, 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 GJ CO 81505
 Telephone (970) 250-7244

***TYPE OF HOME PROPOSED:**

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

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 X NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2 PAID
 Voting District E Driveway Location Approval PP 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 3-12-10
 Planning Approval [Signature] Date 3-17-10

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. P D C M S J

Utility Accounting T. Beatty Date 3/29/10

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)

WINTER HAWK DRIVE



Driveway ok
Per 3/15/10

660'

concrete driveway

38'

20'

14' Multi Purpose Easement

3-car garage
716'

14'

56'

(12)

COVERED PORCH

59'

SINGLE LEVEL Home
1859'

20'

OSPREY WAY

7.50'

ACCEPTED PD Wendy Jones
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.

25'

10' IRRIGATION

90.06

181 Winter Hawk Dr
Lot 28 Blk 1 Filing 2
Hawks Nest Subd.