

FEE \$ 10. ⁰⁰
TCP \$ 2554
SIF \$ 460

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

BLDG PERMIT NO. _____

Building Address 182 WINTER HAWK DR
 Parcel No. 2943-321-30-011
 Subdivision HAWKS NEST
 Filing 2 Block 3 Lot 11

No. of Existing Bldgs Ø No. Proposed 1
 Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed 25714
 Sq. Ft. of Lot / Parcel 9794 7629
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4800
 Height of Proposed Structure 33

OWNER INFORMATION:

Name 30 ROAD LLC
 Address 710 S 15 ST
 City / State / Zip GJCO 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 GJCO 81505
 Telephone 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 58.5%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES A NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval RB 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).

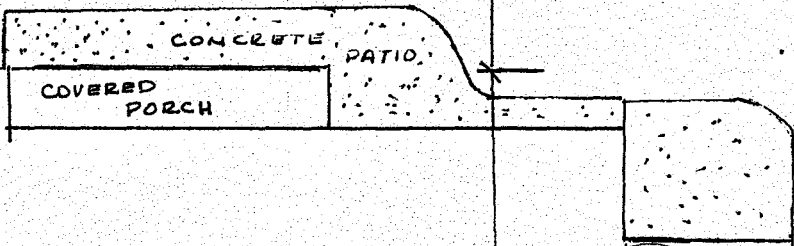
Applicant Signature [Signature] Date 2-23-10
 Planning Approval [Signature] Date 3/10/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>[Signature]</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-10-10</u>		

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)

10' IRRIGATION EASEMENT

39 1/2'



8'

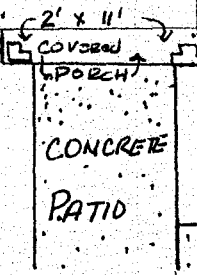
68'

18'+

2 Story
1331 # M.L
740 # U.L

43'6"

3 Car Garage
762 #



21'

CONCRETE
DRIVEWAY

33'

14' Multi Purpose Easement

Driveway OK post
3/10/10

WINTER Hawk DR

ACCEPTED *[Signature]*
3/10/10

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.

(182)
WINTER HAWK DR
LOT 12 BIK3 HAWKS Nest 1
2943-321 - -
LOT 9794 #

