

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 190 WINTER HAWK DR
 Parcel No. 2943-321-30-015
 Subdivision HAWKS NEST
 Filing 2 Block 3 Lot 15

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2034 sq ft
 Sq. Ft. of Lot / Parcel 9794
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4700 48%
 Height of Proposed Structure 33'

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 81505
 Telephone 202-7244

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

***TYPE OF HOME PROPOSED:**

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

PAID
MAR 08 2010
TB

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 ✓
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval _____ 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 3/8/10

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

Utility Accounting [Signature] Date 3/8/10

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)

94.18

10' IRRIGATION EASEMENT

38'

Concrete Patio
5' COVERED PORCH 22' x 5'

concrete Porch

2-Story Home
1294 S.M.L.
740 P.U.L.

104.00'

86"

42'

68"

18 1/2"

104.00'

762 sq ft

3 car Garage

PORCH

33'

concrete driveway

20'

24'

14' Multi Purpose Easement

94.18'

WINTER Hawk DR

190 Winter Hawk Dr
Lot 15 BIK3 F2