

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 176 Winter Hawk Dr  
 Parcel No. 2943-321- -019  
 Subdivision HAWKS NEST  
 Filing 2 Block 4 Lot 19

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1206 ML  
 Sq. Ft. of Lot / Parcel 9132 740 UL  
842 G  
 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 Grand 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 9J CO 81505  
 Telephone 250-7244

**\*TYPE OF HOME PROPOSED:**

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

**PAID**

NOTES: \_\_\_\_\_

**TB**

**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 JK 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 3-29-10

Planning Approval [Signature] Date 4/23/10

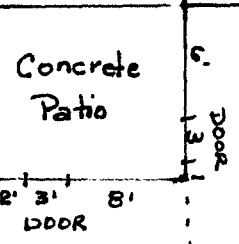
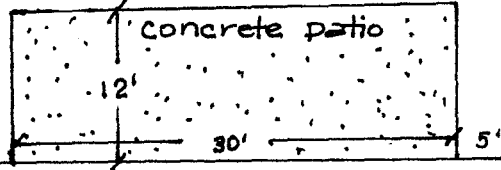
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PP: GMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/29/10</u>		



87.80'

10' IRRIGATION EASEMENT  
IRRIGATION RISER

40'



2-Story

1206 # ML  
740 # U.L  
1946 #

68'

6' Vinyl Fence

Electric 7'

GAS

40'

842 # GARAGE

COVERED PORCH



24'

10' GATE

33'

Concrete driveway

Driveway OK for Jean's garden

14' Multi-Purpose Easement

WATER METER

STREET LIGHT

104.00'

104.00'

87.80'  
WINTER HAWK DRIVE

ACCEPTED *DN*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY ALL INFORMATION AND IDENTIFY ALL UTILITIES.

176 WINTER HAWK DRIVE  
LOT 19 BLK 4 HAWKS NEST  
9132 # FILING TWO