

FEE \$ 10. <sup>00</sup>
TCP \$ 2554
SIF \$ 460

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 184 Winter Hawk Dr  
 Parcel No. 2943-321-30-012  
 Subdivision Hawks Nest  
 Filing Two Block 3 Lot 12

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2272 H  
 Sq. Ft. of Lot / Parcel 9794  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4800  
 Height of Proposed Structure 33'

**OWNER INFORMATION:**

Name 30 Rd, LLC  
 Address 710 S 15 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 GR Jct CO 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 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) 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 \_\_\_\_\_ Date 2-23-10

Planning Approval Antonia Costello Date 2-23-10

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

Utility Accounting Dottie Palmer Date 3-10-10

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)

EXISTING  
6' VINYL FENCE

94.18

10' IRRIGATION EASEMENT

42'

Concrete Patio

COVERED PORCH

12'

2 Story  
1096 DML

38'

68'  
1176 DUL

3-Car Garage  
832 DUL

18'+

104.00

104.00

Covered Porch

Concrete Driveway

14' Multi Purpose Easement

20'

21'

33'

94.18

WINTER HAWK DRIVE

ACCEPTED

ANY CHANGE OF PERMITS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND ADJACENT LOTS.

184

184 Winter Hawk Dr  
Lot 12 Bk 3 Hawks Nest Sub 1  
2943-321-30 -012