

FEE \$ 10.
TCP \$ 2551
SIF \$ 460

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

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

Building Address 185 WINTER HAWK DR No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-321-28-026 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2296 H  
 Subdivision HAWKS NEST Sq. Ft. of Lot / Parcel 9363  
 Filing 2 Block 1 Lot 26 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4400  
 Height of Proposed Structure 33'

**OWNER INFORMATION:**

Name 30 Rd LLC  
 Address 710 S 15th 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 252-7244

**\*TYPE OF HOME PROPOSED:**

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

**PAID**  
 NOTES: \_\_\_\_\_  
**MAR 10 2010**

**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 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 \_\_\_\_\_ 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 2-23-10

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. PD0MSPD  
 Utility Accounting [Signature] 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)

90.06

10' IRRIGATION EASEMENT

43.97<sup>14</sup>

56'

12' COVERED PATIO/DECK

2-STORY

68'

1096 ML  
1200 UL

14.66'

103.97

7'6"

38'

3-Car Garage  
832

103.97

Concrete  
Driveway

141-Multi  
Purpos  
Easeme

20<sup>74</sup>

90.06

33'

14'  
Multi-  
Purpose  
Easement

WINTER HAWK DRIVE

ACCEPTED  
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.

185 Winter Hawk Dr  
Lot 26 BIK 1 Hawks Nest  
2943-321-28-026 Fc