

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

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

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

Building Address 192 Winter Hawk Dr  
 Parcel No. 2943-321-30-016  
 Subdivision HAWKS NEST  
 Filing 2 Block 3 Lot 16

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1711<sup>PH</sup> / 784<sup>OG</sup>  
 Sq. Ft. of Lot / Parcel ~~9794~~ 9794  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4500  
 Height of Proposed Structure 33'

**OWNER INFORMATION:**

Name 30 Rd LLC  
 Address 710 So 15th 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 GJ CO 81505  
 Telephone 250-7244

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_  
**PAID**  
**MAR 08 2010**  
**FB**

**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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>	
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input type="checkbox"/>	
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>	
Voting District <u>E</u>	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PD 0m SD</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/8/10</u>

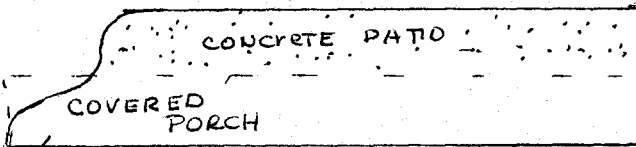
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

(EXISTING 6' VINYL FENCE) 94.18'

10' IRRIGATION EASEMENT

ACCEPTED  
ANY CHANGE OF THE STACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.  
THE OWNER'S RESPONSIBILITY TO MAINTAIN THE CODE AND CITY PROPERTY.

39'



36'

44'

SINGLE STORY HOME

73'

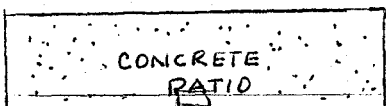
14'

1711 sq ft

104.00'

7.1

104.00'



3-Car Garage  
784 sq ft

32'

Concrete  
20' DRIVEWAY

14' multi Purpose Easement

94.18'  
WINTER Hawk DR

192 WINTER HAWK DR  
LOT 16 BIK 3 HAWKS Nest F2