

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 193 WINTER HAWK DR  
 Parcel No. 2943-321-28-022  
 Subdivision HAWKS NEST  
 Filing 2 Block 1 Lot 22

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2071 H  
740 G  
 Sq. Ft. of Lot / Parcel 9363  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4600#  
 Height of Proposed Structure 33'

**OWNER INFORMATION:**

Name 30 Rd LLC  
 Address 710 So 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 760 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): \_\_\_\_\_

MAR 08 2010  
 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 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 2-23-10

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. DDMSD  
 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)

90.06  
10' IRRIGATION EASEMENT

36'

ACCEPTED *Lyle K. Rye*  
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 PROJECTS.

COVERED  
PORCH

CONCRETE  
PATIO

14'

2 Story Home

68'

8'

1331# ML  
740# UL

43'

3-Car Garage  
762#

33'

2'

14' Multi Purpose Easement

103.77

103.97

90.06  
WINTER HAWK DR

193 WINTER HAWK DR  
LOT 22 BIK 1 HAWKS Nest  
2943-321-28-022  
LOT ~~9363~~ # 9363#