

FEE \$	10 ⁻
TCP \$	2554 ⁻
SIF \$	460 ⁻

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

BLDG PERMIT NO. _____

Building Address 2995 Golden Hawk Way ^{Way OK} No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-30-018 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1920^{PH}
 Subdivision Hawks Nest Sq. Ft. of Lot / Parcel 9501
 Filing Two Block 3 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4200^{PH}
 Height of Proposed Structure 30'

OWNER INFORMATION:

Name 3D ROAD, 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 RITE WAY Systems, LLC
 Address 761 25 ROAD
 City / State / Zip GJ, CO 81505
 Telephone (970) 250-7244

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

PAID
OCT 09 2009
PB

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 20/25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 7/3' from PL Rear 25/5' from PL Floodplain Certificate Required: YES / NO ✓
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District E Driveway Location Approval Wky 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 10.05.09
 Planning Approval [Signature] Date 10/8/09

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

ACCEPTED *1/2 Pat Dunge 10/6/09*
 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.

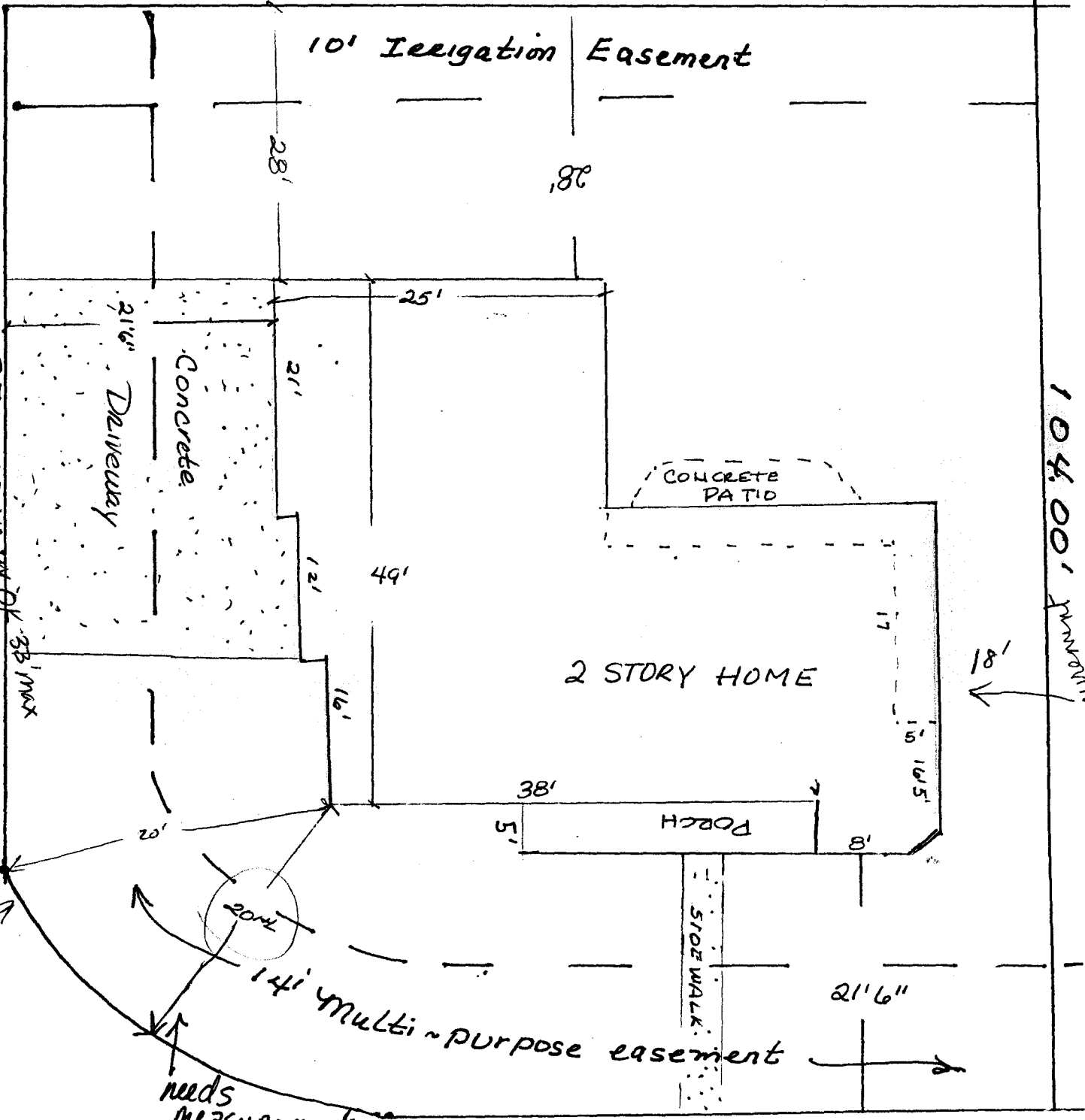


94.18'

9,501 #

Golden Hawk Way

needs measurement

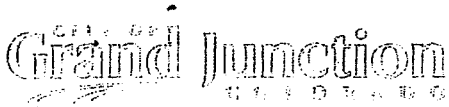


104.00' front yard
 18' →

57.18'

2995 Golden Hawk Way
 Lot 18
 BIK 3
 Hawks Nest Subd.

Winter Hawk Drive



PUBLIC WORKS & PLANNING

City of Grand Junction
Public Works and Planning
250 North 5th Street
Grand Junction, CO 81501

NOTICE OF ADDRESS CHANGE

Date: 10/7/09

NEW NUMBER

2995

ROAD OR STREET

Golden Hawk Way

SUBDIVISION Hawk's Nest Sub, LOT 18 BLOCK 3
Filing 2

The above is the official address of this property as established under the City grid system. This number should be placed on the property. If this is not the address the owner is now using, the owner should notify all correspondents affected.

OLD ADDRESS

196 Winter Hawk Drive

This address is no longer effective.

TAX SCHEDULE NUMBER: 2943-321-30-018

Thank you,

City of Grand Junction
Public Works and Planning Department

- CC: Bresnan Communications (Michelle Hale)
- City Auditor, Administration
- City Utilities Billing, Customer Service
- Colorado Dept. of Health
- Fire Department
- Mesa County Assessor (Laurie Kunze)
- Mesa County Building Dept.
- Mesa County Elections
- Police Department
- Qwest
- Solid Waste Management, Public Works (Rob Laurin)
- U. S. Postal Service (Cheryl Fiegel)
- Ute Water District
- Xcel Energy