

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 2993 Black Hawk Way  
 Parcel No. 2943-321-29-011  
 Subdivision HAWKS NEST  
 Filing TWO Block 2 Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3520  
 Sq. Ft. of Lot / Parcel 9178.919116  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4776.5 4587 49%  
 Height of Proposed Structure 35' max

**OWNER INFORMATION:**

Name Pritchett, Janet & Ryan  
 Address PO Box 4646  
 City / State / Zip Gr Jct CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 250-0765

**\*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 X NO \_\_\_\_\_  
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District E Driveway Location Approval [Signature] 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 11/10/09  
 Planning Approval [Signature] Date 11/10/09

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. pad room SD  
 Utility Accounting [Signature] Date 11-20-09

102.48

15' Irrigation Easement

concrete

Patio

280φ

80'

House & Garage

3,520φ

Garage

House

44'

covered porch

660φ

concrete

driveway

Driveway OK  
Per 1/14/01

33'

14' Multi purpose easement



8956

71'

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION  
APPROVED BY THE APPLICANT'S RESIDENT  
AS THE APPLICANT AND IDENTIFY  
AS THE APPLICANT AND IDENTIFY  
AS THE APPLICANT AND IDENTIFY

11/19/09

280φ

3520φ

9φ

660φ

120φ

4589φ

102.201

Black Hawk Drwy

118216 707