

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2992 Golden Hawk Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-28-018 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 23
 Subdivision Hawks Nest Sq. Ft. of Lot / Parcel 11,771.2
 Filing 2 Block 1 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5800 49%
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name 30 Rd, LLC
 Address 710 S. 15th St
 City / State / Zip GR Jct CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RITEWAY Systems, LLC
 Address 761 25 Rd
 City / State / Zip GR Jct, CO
 Telephone (970) 250-7244

***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

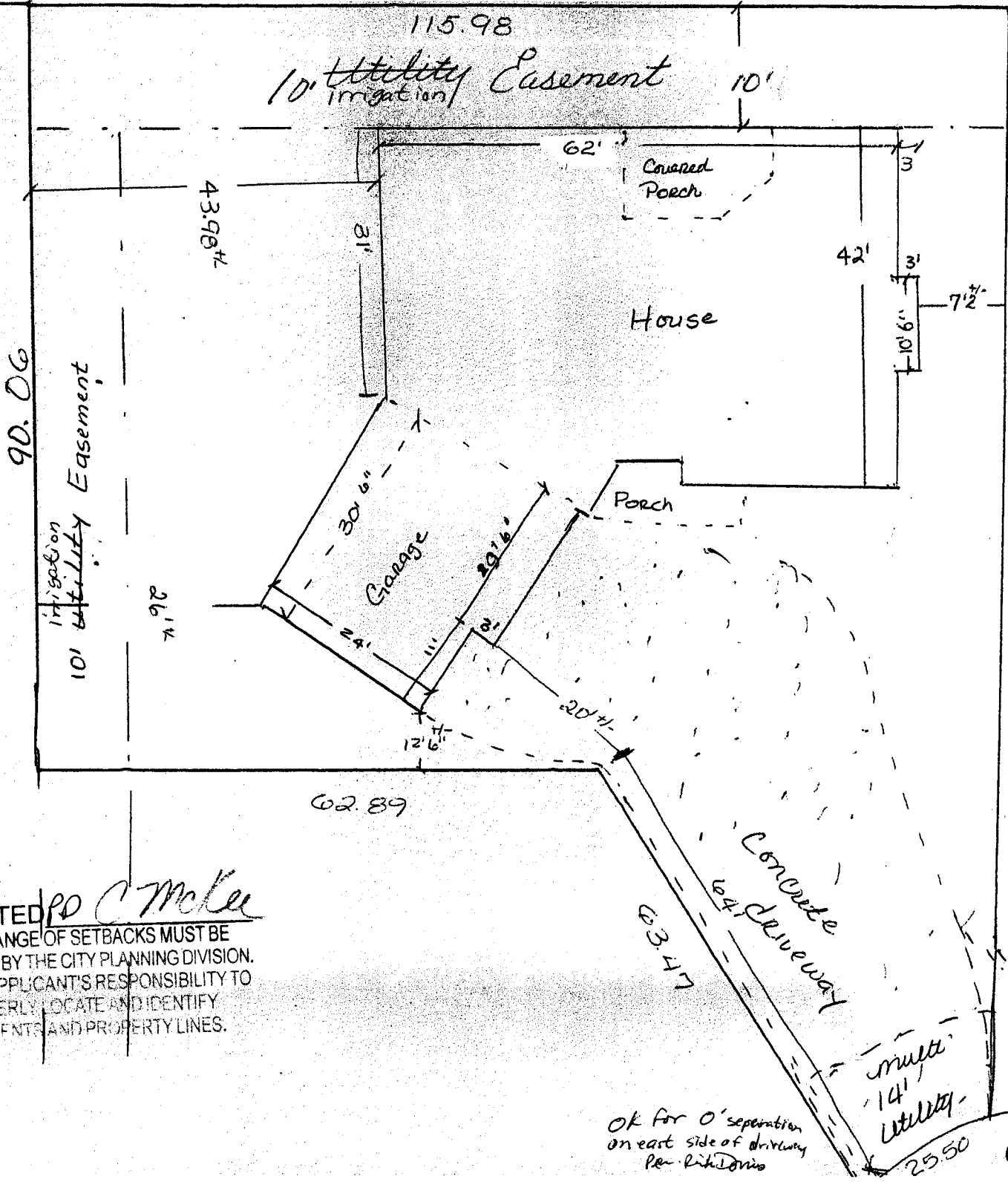
ZONE R-4 Maximum coverage of lot by structures 50 90
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2 PAID
 Voting District E Driveway Location Approval PP on 12/10/09 Special Conditions NOV 20 2009
 (Engineer's Initials) CB

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 E NOV 2009
 Planning Approval PP C. McKee Date 11/10/09 [Signature]

Additional water and/or sewer tap fee(s) are required:	YES <u>Y</u>	NO	W/O No. <u>0mSP</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/23/09</u>		



2992 Golden Hawk
 Lot 18 BIK 1 Hawks Nest
 Filing Two
 11,796 #

ACCEPTED *PO C McKee*
 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.

OK for 0' separation on east side of driveway Per Rich Davis

must have 2' separation on west side of driveway Per Rich Davis

Golden Hawk Wy