

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 2996 GOLDEN HAWK  
 Parcel No. 2943-321-24-001  
 Subdivision HAWKS NEST  
 Filing ONE Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1930 H  
 Sq. Ft. of Lot / Parcel 9112  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4000 43  
 Height of Proposed Structure 30'

**OWNER INFORMATION:**

Name 30 ROAD LLC  
 Address 710 ~~SW~~ S 15TH ST  
 City / State / Zip GS 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 RD  
 City / State / Zip GS CO 81505  
 Telephone 250 7244

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**PAID**  
 AUG 26 2009  
**RB**

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 RD 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.

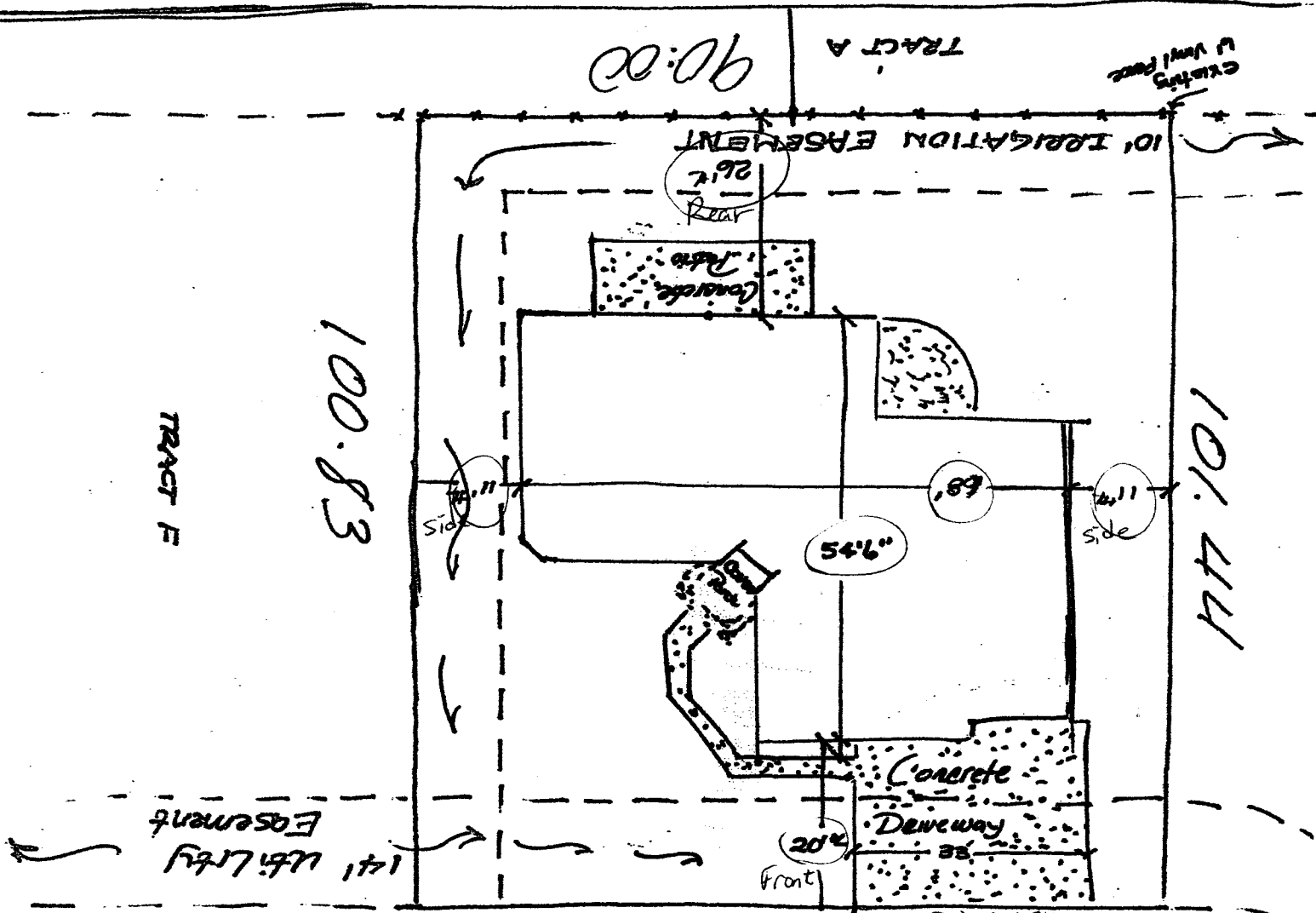
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7/17/09

Planning Approval RD [Signature] Date 8/18/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/26/09</u>		

2996 Golden Hawk Way  
 Lot 1 Blk 1  
 Hours Next Sulf Field  
 912 B Lot



Golden Hawk Way  
 90.19  
 Driveway OK  
 Pat 7/21/09



ACCEPTED *C. Miller*  
 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.