

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

~~2996 Osprey Way~~ ~~San Hawk Dr.~~
 Building Address 2996 Osprey Way

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-321-26-009

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1797 H

Subdivision Hawks Nest

Sq. Ft. of Lot / Parcel 9370⁰

Filing DNE Block 3 Lot 9

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3797⁰

Height of Proposed Structure 32'

OWNER INFORMATION:

Name 30 Rd, LLC

DESCRIPTION OF WORK & INTENDED USE:

Address 710 So 15th St

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

City / State / Zip GR Jct CO 81501

APPLICANT INFORMATION:

Name RITEWAY SYSTEMS, LLC

***TYPE OF HOME PROPOSED:**

Address 761 25 Rd

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

City / State / Zip GR Jct CO 81505

NOTES: _____

Telephone (970) 250-7244

PAID
 AUG 26 2009
RB

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 POV 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 [Signature] Date 7/22/09

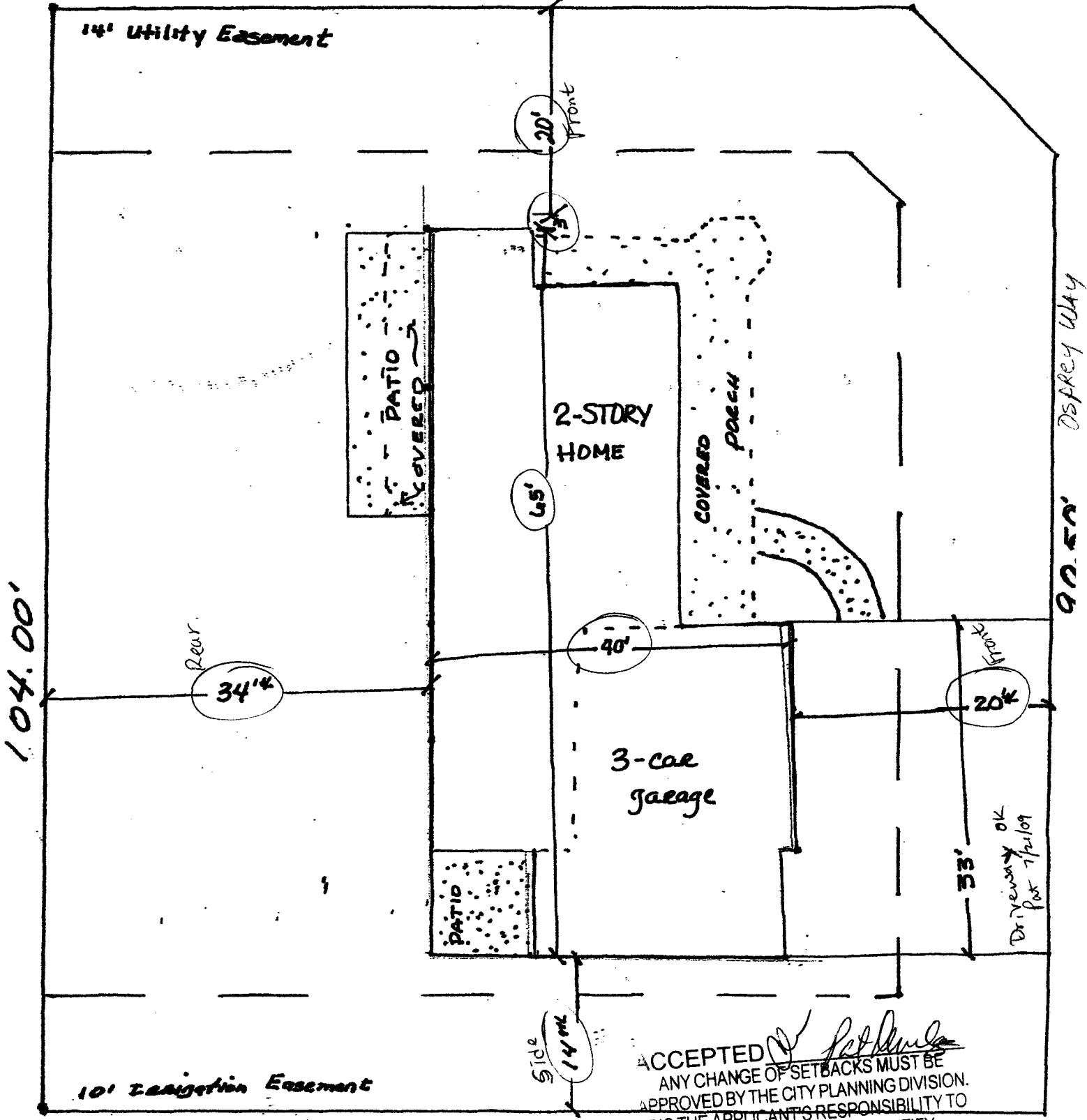
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/26/09</u>		



181 Sun Hawk Dr
* → 2996 Osprey Way

Lot 9 Block 3
Hawks Nest Subd Fil. ONE
Lot Size 9370 #

Sun Hawk Drive
80.68'



104.00'

94.18

ACCEPTED *[Signature]*
 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.