

FEE \$ 10.00
TCP \$ 2554.00
SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

170 Sun Hawk Drive
~~2943 Prairie Hawk Dr~~

Building Address 170 Sun Hawk Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-24-017 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 10834
 Subdivision HAWKS NEST Sq. Ft. of Lot / Parcel 9063
 Filing ONE Block 1 Lot 17 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4000
 Height of Proposed Structure 30

OWNER INFORMATION:

Name 3D 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 RITE WAY Systems, LLC
 Address 761 25 Rd
 City / State / Zip Gr Jct CO 81505
 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 R4 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 SN 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 3/31/09
 Planning Approval [Signature] Date 3/31/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/31/09</u>		

170
Sun
Hawk Dr

30 Rd

85.50

11 43.9

EXISTING 6" VINYL FENCE

10' IRRIGATION EASEMENT

101.82

concrete patio slab only

26' 4"

41'

20'

62'

7'

35'

55' 6"

concrete sidewalk

12'

20' 6"

10' 6"

concrete driveway

20'

30'

83.82

14' Multi-Purpose/Utility Easement

19.09"

76.50 Driveway OK
Pat 3/31/09

3-31-09
ACCEPTED BH Pat Denby 3/31/09
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.

Denby

SUN HAWK DRIVE

