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

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

BLDG PERMIT NO. _____
OMSD Rec'd

Building Address 172 SUN HAWK DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-~~30-016~~ 24-016 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1535 H
 Subdivision HAWKS NEST SUBD Sq. Ft. of Lot / Parcel 9061
 Filing ONE Block 1 Lot 16 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4000
 Height of Proposed Structure 30'

OWNER INFORMATION:

Name 30 Rd LLC
 Address 710 So 15th St
 City / State / Zip GJ. CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RITWAY SYSTEMS LLC
 Address 7612 SR2
 City / State / Zip GJ 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

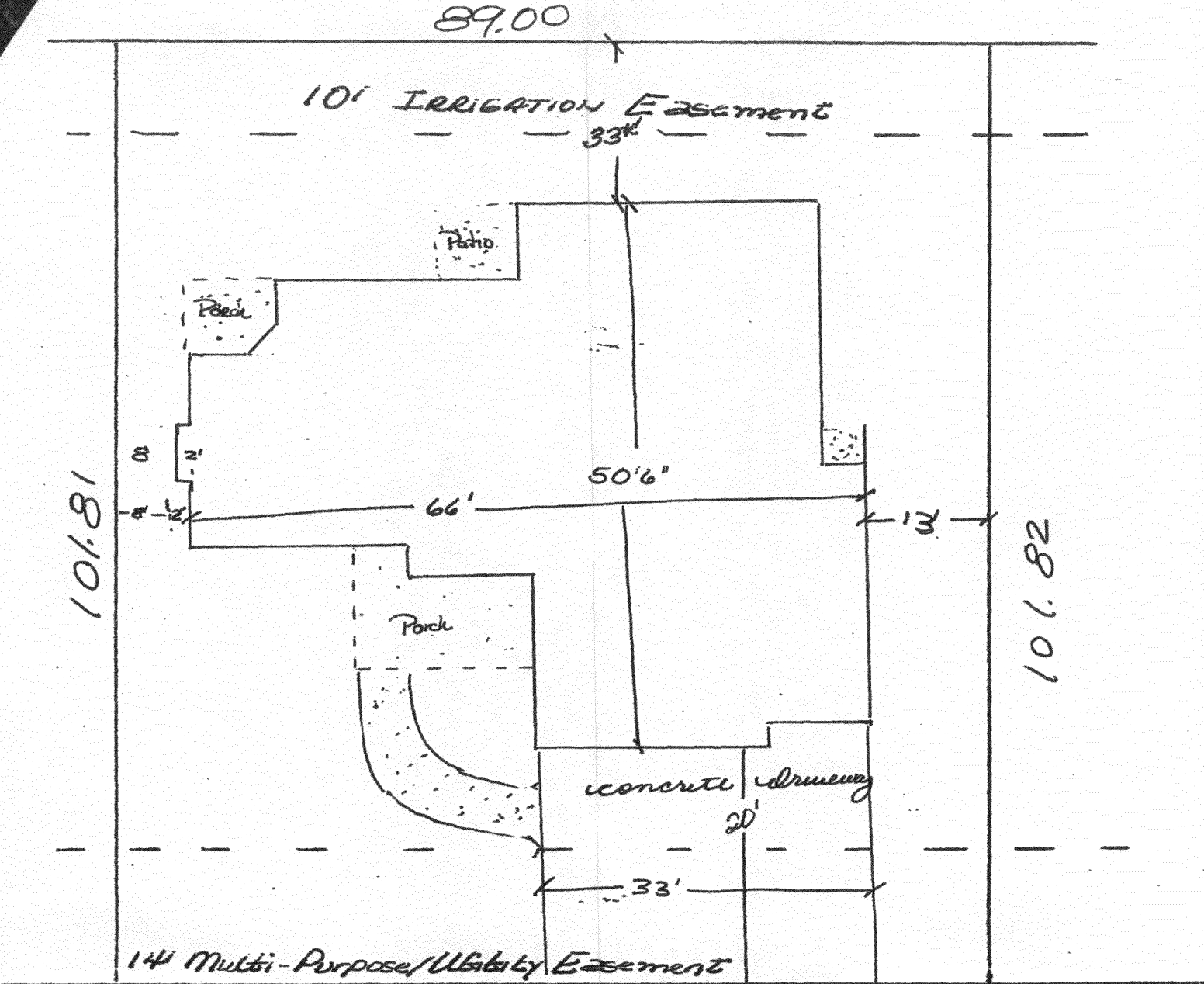
ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District "E" Driveway Location Approval GH 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 4-16-09
 Planning Approval GH Pat Deenlap Date 4/17/09

| | | | |
|--|---|-----------------------------|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>PD @ OMSD</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>4/23/09</u> | | |



89.00

10' Irrigation Easement

33'

Patio

Porch

8'

2'

50'6"

66'

13'

101.81

Porch

101.82

concrete driveway

20'

33'

14' Multi-Purpose/Utility Easement

89.00

Driveway OK
Daylen Henderson

ACCEPTED BY Pat Denlap 4/17/09
 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.

SUN HAWK DRIVE

N

172 SUN HAWK DR
 LOT 16 B1K 1
 Hawks Nest Sub F1