

FEE \$	10
TCP \$	2554.00
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 176 SUN HAWK DR
 Parcel No. 2943-021-24-014
 Subdivision HAWKS NESTS DB
 Filing ONE Block 1 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1690
 Sq. Ft. of Lot / Parcel 9060
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4000
 Height of Proposed Structure 30'

OWNER INFORMATION:

Name 30 ROAD 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 RITE WAY SYSTEMS LLC
 Address 761 25 ROAD
 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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7/3</u> from PL Rear <u>25/15</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District <u>E</u> Driveway Location Approval <u>WS</u> (Engineer's Initials)	Special Conditions _____

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 4.15.09
 Planning Approval [Signature] Date 4/15/09

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
CONCRETE
28'

64'

SINGLE LEVEL RESIDENCE

8'

17'

48'

Garage

Pond

Concrete
driveway

14 Multi-Purpose/Utility Easement

89.00

ACCEPTED *McKee WS*
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

176 Sun Hawk DR
LOT 14 BIK 1
Hawks Nest Sub F1