

FEE \$ 10
 TCP \$ 2534⁰⁰
 SIF \$ 460⁰⁰

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

BLDG PERMIT NO. FP-2006-196

Building Address 190 SUN HAWK DR
 Parcel No. 2943-321-24-007
 Subdivision HAWKS NEST
 Filing ONE Block 1 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1622
 Sq. Ft. of Lot / Parcel 9054
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3423
 Height of Proposed Structure 18

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RITEWAY SYSTEMS, LLC
 Address 761 25 Rd
 City / State / Zip GJ CO
 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.

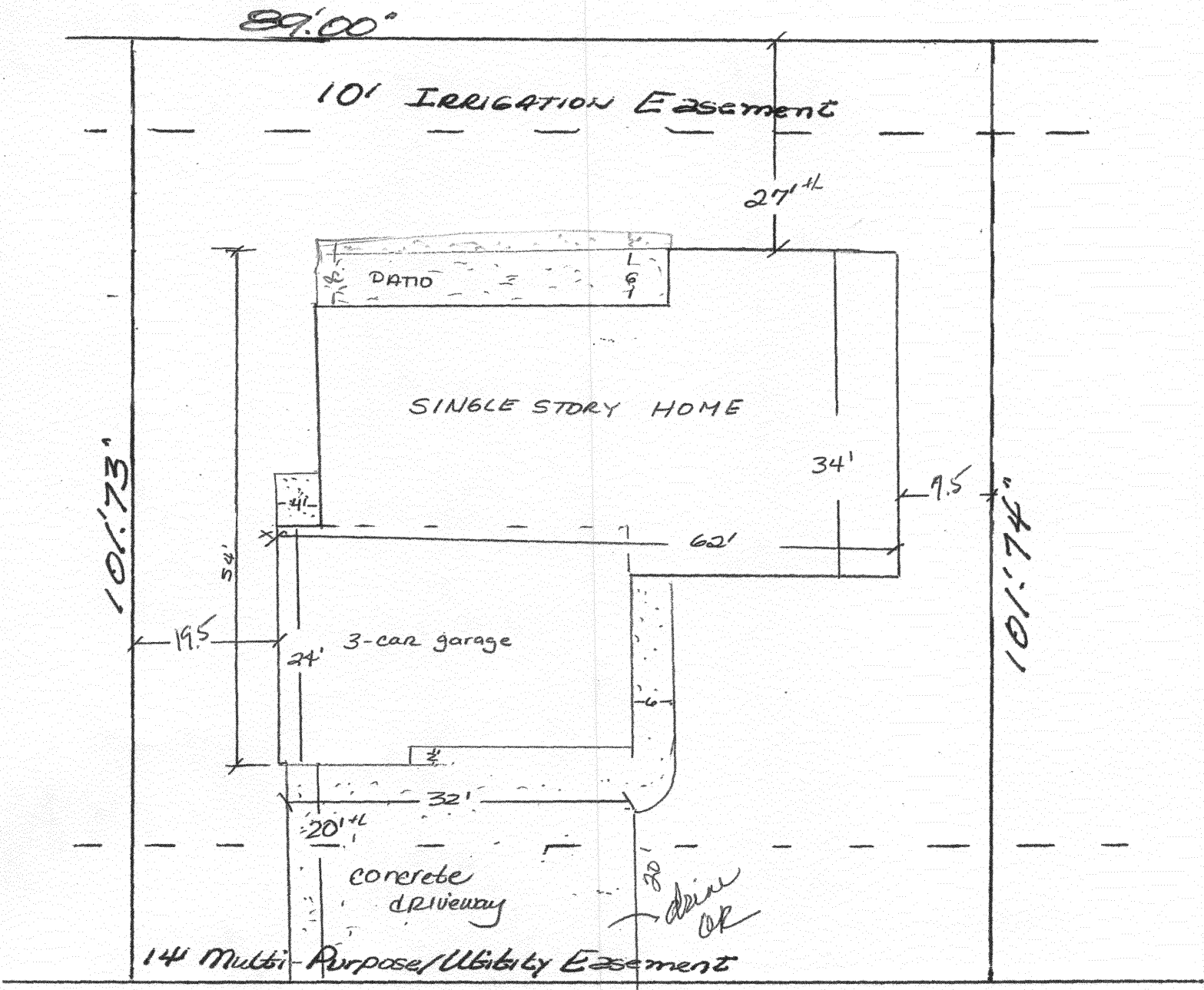
THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
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 2/27/09
 Planning Approval [Signature] Date 2/25/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>paid @ DMSP</u>
Utility Accounting <u>[Signature]</u> Date <u>2-27-09</u>



ACCEPTED WS C McLee
 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
LOT 7 BLOCK 1 HAWKS NEST FID One
 190 Sun Hawk Dr

