

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

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

BLDG PERMIT NO. _____

Building Address 196 Sun Hawk Dr
 Parcel No. 2943-321-24-004
 Subdivision Hawks Nest
 Filing One Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1663 +/- 904 G
 Sq. Ft. of Lot / Parcel 8898 0
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4200 0 47%
 Height of Proposed Structure 32

OWNER INFORMATION:

Name 3D Rd LLC
 Address 710 S 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 761 25 Rd
 City / State / Zip GJ CO 81501
 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 PD 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 6-26-09
 Planning Approval PD C McKe Date 7/8/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Chris D

Utility Accounting [Signature] Date 7/8/09

Sun Hawk Drive

85.98

Driveway of
Pet 7/7/09

14' Utility Easement

Concrete
driveway

Garage

Covered
Porch

Single Story
Home

68'

46'

7 1/2'

Covered
Porch

Patio

33'

101.75

101.71

33'

33'

10' Irrigation easement

89.00

TRACT A

ACCEPTED

PO C McKee

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.

196 Sun Hawk Drive
LOT 4 BIK 1
HAWKS NEST SUBD FID 012
8898 # LOT