

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

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

BLDG PERMIT NO. _____

Building Address 199 Winter Hawk Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-28-019 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1920^{PH}
600^{PG}
 Subdivision HAWKS NEST Sq. Ft. of Lot / Parcel 8459
 Filing Two Block 1 Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4200^A 44^{PH}
 Height of Proposed Structure 30'

OWNER INFORMATION:

Name 30 Road 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 RITEWAY Systems LLC
 Address 761 25 Rd
 City / State / Zip GJ CO 81505
 Telephone 250-7244

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) **PAID**
 Other (please specify): _____

OCT 09 2009
 TB

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

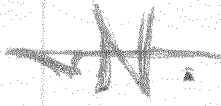
ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20^{1/2} from property line (PL) Permanent Foundation Required: YES / NO _____
 Side 7^{1/3} from PL Rear 25^{1/5} from PL Floodplain Certificate Required: YES _____ NO ✓
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District E Driveway Location Approval WS 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 10-05-09
 Planning Approval [Signature] Date 10/8/09

Additional water and/or sewer tap fee(s) are required:	YES <u>0</u>	NO	W/O No <u>CMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/9/09</u>		



Winter Hawk DR

ACCEPTED *W & P at Denver*
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.

141 Multi-Purpose Easement

COVER ENTRY

3-CAR GARAGE

SINGLE STORY HOME

62.89

103.97'

~~29~~ 26' 10"

10' Irrigation Easement

90.02'

199 Winter Hawk DR
Lot 19 BIK1 Filing 2
Hawks Nest Subd.
8550 #

