

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

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

BLDG PERMIT NO. _____

Building Address 2991 1/2 Black Hawk Way
 Parcel No. 2443 321-29-012
 Subdivision Hawks Nest
 Filing 2 Block 2 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 11037 ML
1200 UL
572 BLDG
818 GAR
 Sq. Ft. of Lot / Parcel 9178
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4000
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name 30 Rd LLC
 Address 710 S 15th
 City / State / Zip GJCO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Steady Const LLC
 Address 761 25 Rd
 City / State / Zip GJCO 81505
 Telephone 252-7244

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

PAID
JUN 10 2010

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>25/5</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>PD</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.

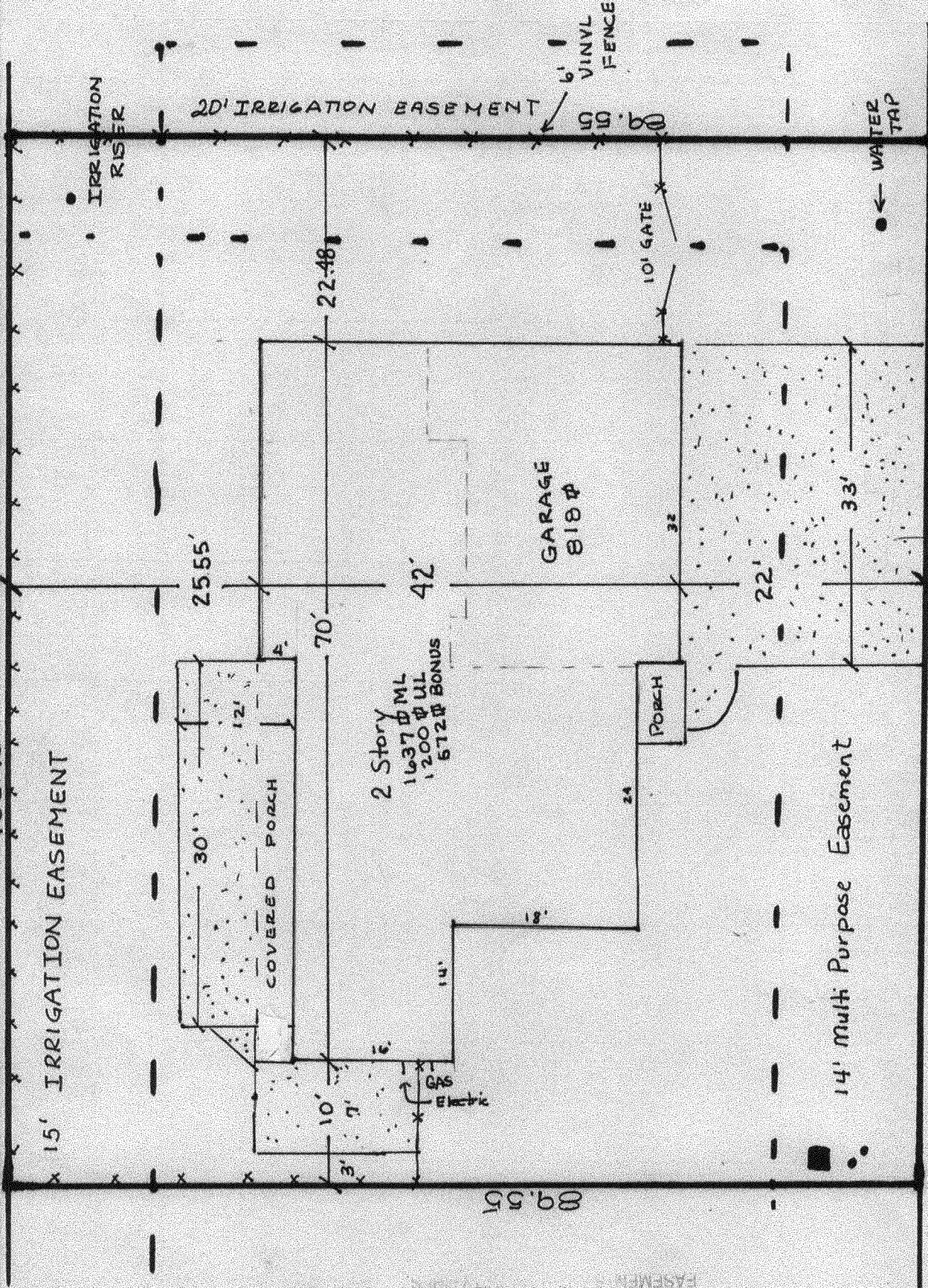
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3-29-10
 Planning Approval [Signature] Date 3/30/10

| | |
|--|-------------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>PD on SD</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>6/10/10</u> |

102.48

15' IRRIGATION EASEMENT



20' IRRIGATION EASEMENT

IRRIGATION RISER

6' VINYL FENCE

WATER TAP

10' GATE

25.55'

22.48'

33'

70'

42'

COVERED PORCH
30'
12'

2 Story
1637 SML
1200 S.F. UL
612 S.F. BONDS

GARAGE
818 S.F.

PORCH

14' Multi Purpose Easement

102.48 S

BLACK HAWK WAY

2991 1/2 Black Hawk Way
Lot 12 BIK 2 Hawks Nest
9178 S.F. Filing 2

NGN

ACCEPTED BY *[Signature]* 3/30/10

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS.

89.55

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
9-9-10
Rayle
Henderson
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2993 1/2 Black Hawk Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-321-29-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Hawks Nest Sq. Ft. of Lot / Parcel 9191
 Filing TWO Block 2 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3789 **41%**
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Nick Flanagan
 Address 761 25 Rd
 City / State / Zip Ge Jct CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 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.

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| Side <u>7/3</u> from PL Rear <u>25/5</u> from PL | Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/> | | |
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Applicant Signature [Signature] Date 12/2/09
 Planning Approval [Signature] Date 12/2/09

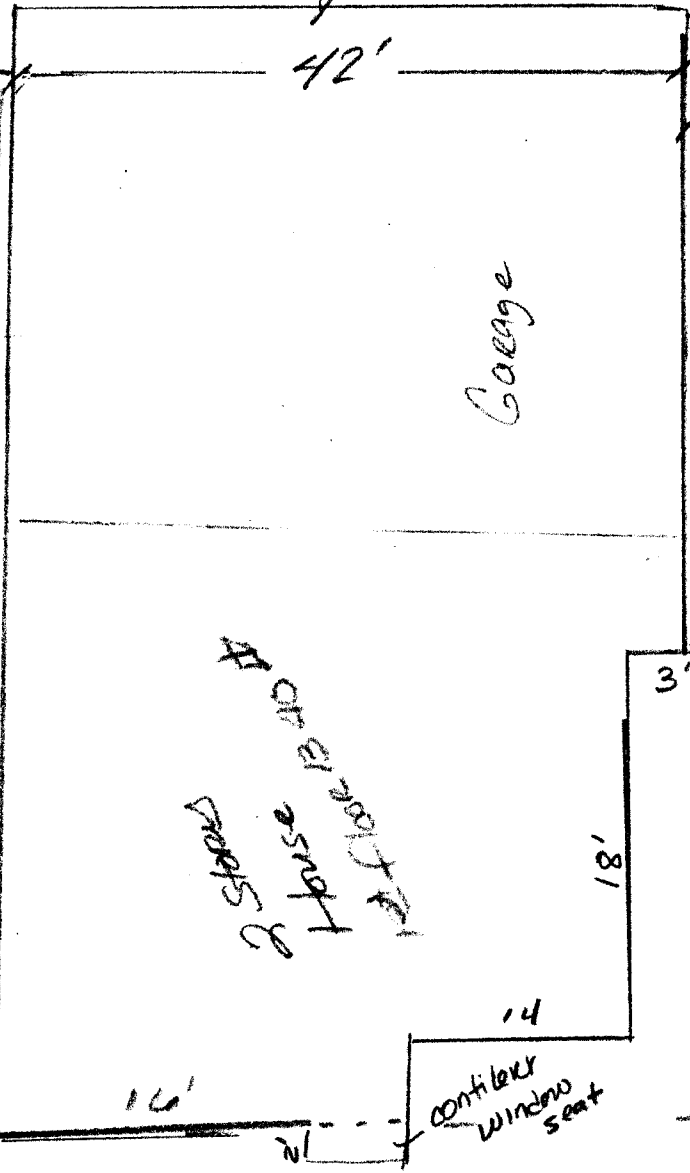
| | |
|--|------------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>PO OMSD</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>3/8/10</u> |

15' Irrigation Easement

25'

unmeasured

70' 9 x 30 patio

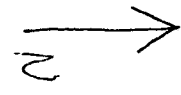


ACCEPTED
 THE PLANNING COMMISSION MUST BE
 ADVISED IN WRITING OF ANY CHANGES TO
 THE ZONING ORDINANCE.
 THE PLANNING COMMISSION MUST BE
 ADVISED IN WRITING OF ANY CHANGES TO
 THE ZONING ORDINANCE.

APPROVED
 [Signature]

10' Irrigation Easement

89'56"



14' Multi Purpose Easement

BLACK HAWK WAY

299 3/4 Blackhawk