

FEE \$	10
TCP \$	2,554
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 172 WINTER HAWK DR
 Parcel No. 2943-321-31-017
 Subdivision HAWKS NEST
 Filing 2 Block 4 Lot 17

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1728 ML' X 716 GAR (862 LL)
 Sq. Ft. of Lot / Parcel 9132
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4000 43%
 Height of Proposed Structure 33

OWNER INFORMATION:

Name 30 ROAD LLC
 Address 710 S 15 ST
 City / State / Zip GJCO81501

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 GJCO81505
 Telephone 250-7244

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

PAID
CB

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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 40' Parking Requirement 2
 Voting District E Driveway Location Approval bl 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 3-29-10

Planning Approval [Signature] Date 4-22-10

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

Utility Accounting [Signature] Date 4/29/10

87.80'

10' IRRIGATION EASEMENT

IRRIG RISBLK

31'6"

5' COVERED PORCH

18.80

62'

7' ← 6' VINYL FENCE

TRI - LEVEL

MUDL 1728 #

LL 862 #

52'

34

24

GARAGE

716 #

GUTTER DRAIN

10' GATE

20'6"

33'

WATER TAP

Driveway OK

14' Multi-Purpose Easement

104.00'

104.00'

87.80'

WINTER HAWK DRIVE

ACCEPTED *Barbara Henderson* 4-22-10
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
THIS IS A PRELIMINARY PLAN. THE APPLICANT IS RESPONSIBLE TO THE CITY OF DENVER FOR THE ACCURACY OF THE INFORMATION PROVIDED.
DATE: 4/22/10

172 WINTER HAWK DRIVE
LOT 17 BLK 4 HAWKS NEST
9132 # FILING TWO