

|        |
|--------|
| FEE \$ |
| TCP \$ |
| SIF \$ |

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 7109-4417

Building Address 1740 N. 3RD ST.  
 Parcel No. 2945-113-07-027  
 Subdivision Sherwood Add.  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 360  
 Sq. Ft. of Lot / Parcel .185 Ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 8'

**OWNER INFORMATION:**

Name JACK + RAE MOORE  
 Address 1740 N. 3RD ST.  
 City / State / Zip B.S. COLO. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Bill Knight (B.K. CONST.)  
 Address 3055 1/2 CANARYWOOD DR.  
 City / State / Zip B.S. COLO. 81504  
 Telephone 434-8136 - 216-2898

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

NOTES: Screen in Porch / NO Erect of Plumbing

**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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF |                                                                                 |  |  |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------|--|--|
| ZONE <u>RMF-5</u>                                                      | Maximum coverage of lot by structures <u>60'</u>                                |  |  |
| SETBACKS: Front <u>20/25</u> from property line (PL)                   | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____ |  |  |
| Side <u>5/3</u> from PL Rear <u>25/5</u> from PL                       | Parking Requirement <u>2</u>                                                    |  |  |
| Maximum Height of Structure(s) <u>35'</u>                              | Special Conditions _____                                                        |  |  |
| Voting District _____                                                  | Driveway Location Approval _____                                                |  |  |
|                                                                        | (Engineer's Initials)                                                           |  |  |

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

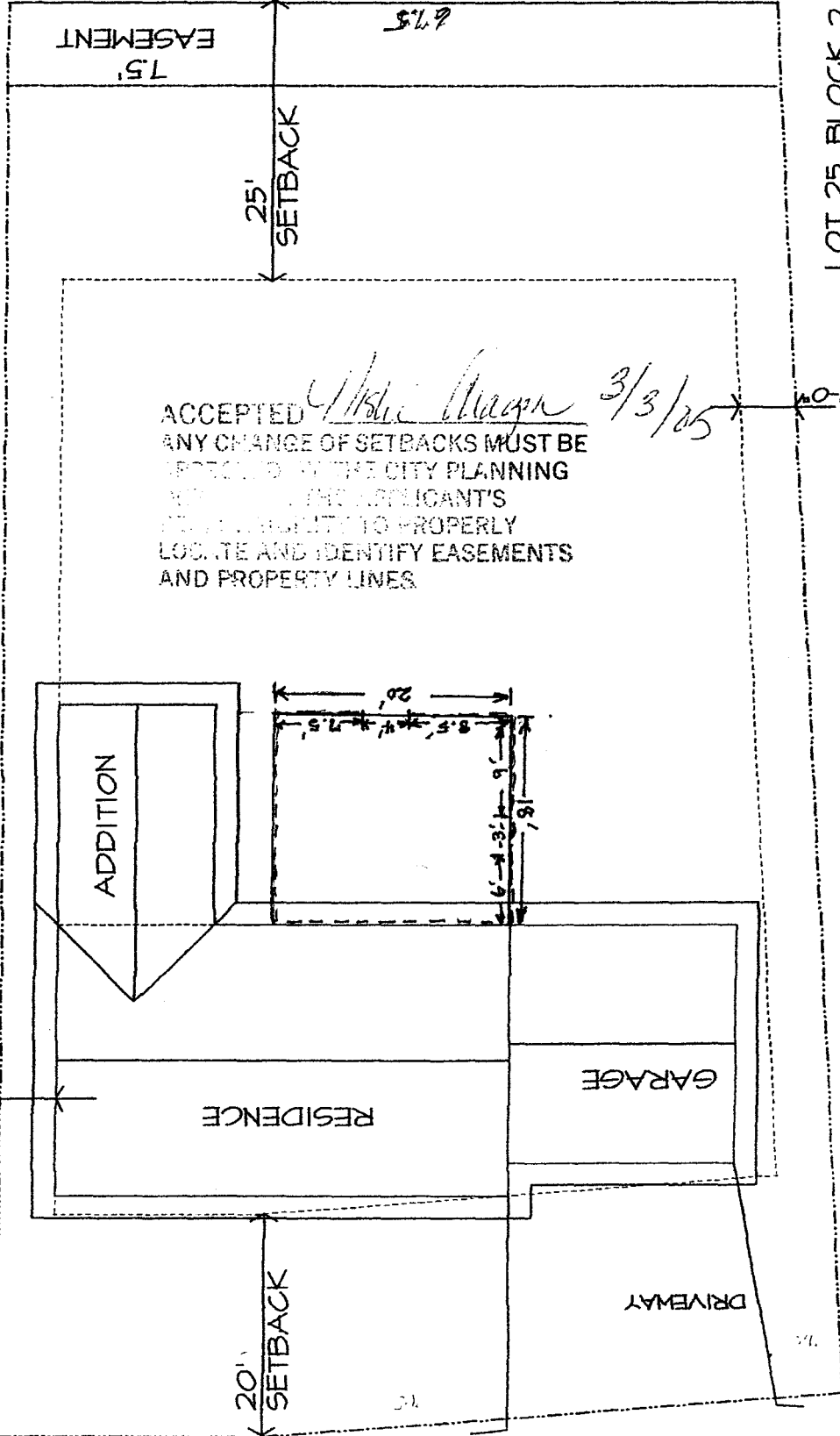
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Department Approval Wendy Spurr Date 4/16/07

|                                                        |                     |                                        |                                      |
|--------------------------------------------------------|---------------------|----------------------------------------|--------------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO <input checked="" type="checkbox"/> | W/O No. <u>NO charge sewer/water</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>4-16-07</u> |                                        |                                      |

Wendy Spurr  
OWNER

ALLEY



7.5' EASEMENT

25' SETBACK

130.42'

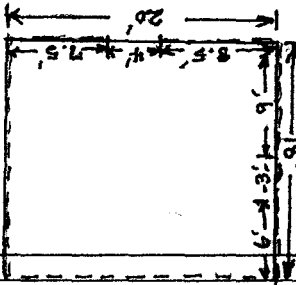
ADDITION

RESIDENCE

GARAGE

DRIVEWAY

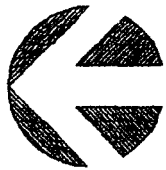
20' SETBACK



ACCEPTED *Wendy Spurr* 3/3/05  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

LOT 25, BLOCK 2  
SHERWOOD ADDITION

SITE PLAN  
SCALE: GRAPHICALLY



NORTH



N. 3rd STREET