

FEE \$ 10.00  
 TCP \$ ~~1589.00~~  
 SIF \$ ~~460.00~~

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

BLDG PERMIT NO. \_\_\_\_\_

91076-1489

Building Address 1163 AOD Avenue  
 Parcel No. 2945-144-13009  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block 100 Lot 17

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2380  
 Sq. Ft. of Lot / Parcel 6,093  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2860  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name DAVE Schafar  
 Address 177 T2 Trail  
 City / State / Zip Gn. Jet, CO 81503

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

**APPLICANT INFORMATION:**

Name MILTON Schafar  
 Address 478 W. chukor WAY  
 City / State / Zip CLIFTON CO 81520  
 Telephone 640-6481

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

NOTES: Old Duplex I Demo'd

**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>R-3</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>E</u>	Driveway Location Approval <u>PH</u> (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 Milton Schafar Date 9-20-07  
 Department Approval PH Judith A. Jones Date 9/25/07

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>from duplex to single family</u>
Utility Accounting <u>(initials)</u>	Date <u>9/26/07</u>

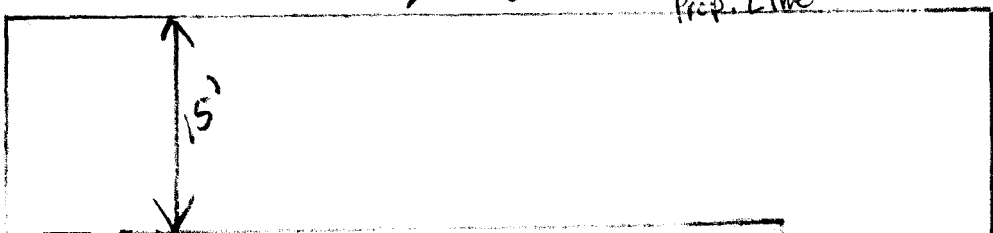
1163 POOD

POOD AV.



48.26'

Prop. Line



15'

porch

Prop. Line

15'

EXIS. FENCE

126.27

5'

126.27'  
12<sup>th</sup> St.

gar.

PA

NOT TO BE USED FOR SURVEY PURPOSES  
AND PROPERTY LINES

17'

24'

DRIVE

PARK.

PARK.

48.24'

Drive on PA

Alley

