

FEE \$	1000
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 42902680

Building Address 1917 DURAY  
 Parcel No. 2945-131-18-002  
 Subdivision Parkland Sub.  
 Filing \_\_\_\_\_ Block 1 Lot 2

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 200 Sq. Ft. Proposed 200  
 Sq. Ft. of Lot / Parcel 63,525  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1000  
 Height of Proposed Structure 9'

**OWNER INFORMATION:**

Name Molin Tucker  
 Address 309 HOPI DR  
 City / State / Zip 65 CO 81503

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

**APPLICANT INFORMATION:**

Name DARRELL BAKER  
 Address 441 MANZANA DR  
 City / State / Zip 65 CO 81507  
 Telephone 243 1335 - 216 6892

\*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.**

THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>29/25</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES <u>NO</u>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____ (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 7-22-08  
 Planning Approval [Signature] Date 7/24/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG on use</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/22/08</u>		

ACCEPTED *Pat Dunge* 7/22/08  
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.

