

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

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

BLDG PERMIT NO. _____

Building Address 465 Bulla Drive
 Parcel No. 2943-151-10-013
 Subdivision Chatfield III
 Filing _____ Block 1 Lot 13

No. of Existing Bldgs _____ No. Proposed 10
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2120
 Sq. Ft. of Lot / Parcel 6500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 9'-5"

OWNER INFORMATION:

Name Jerry Alvir
 Address _____
 City / State / Zip _____

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

APPLICANT INFORMATION:

Name Bookstiff Builders
 Address 1383 Bridal Path Ct.
 City / State / Zip Fruita Co. 81521
 Telephone 970-858-8881

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

NOTES: New construction

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-5</u>	Maximum coverage of lot by structures <u>60%</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>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>"C"</u>	Driveway Location Approval <u>DH</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).

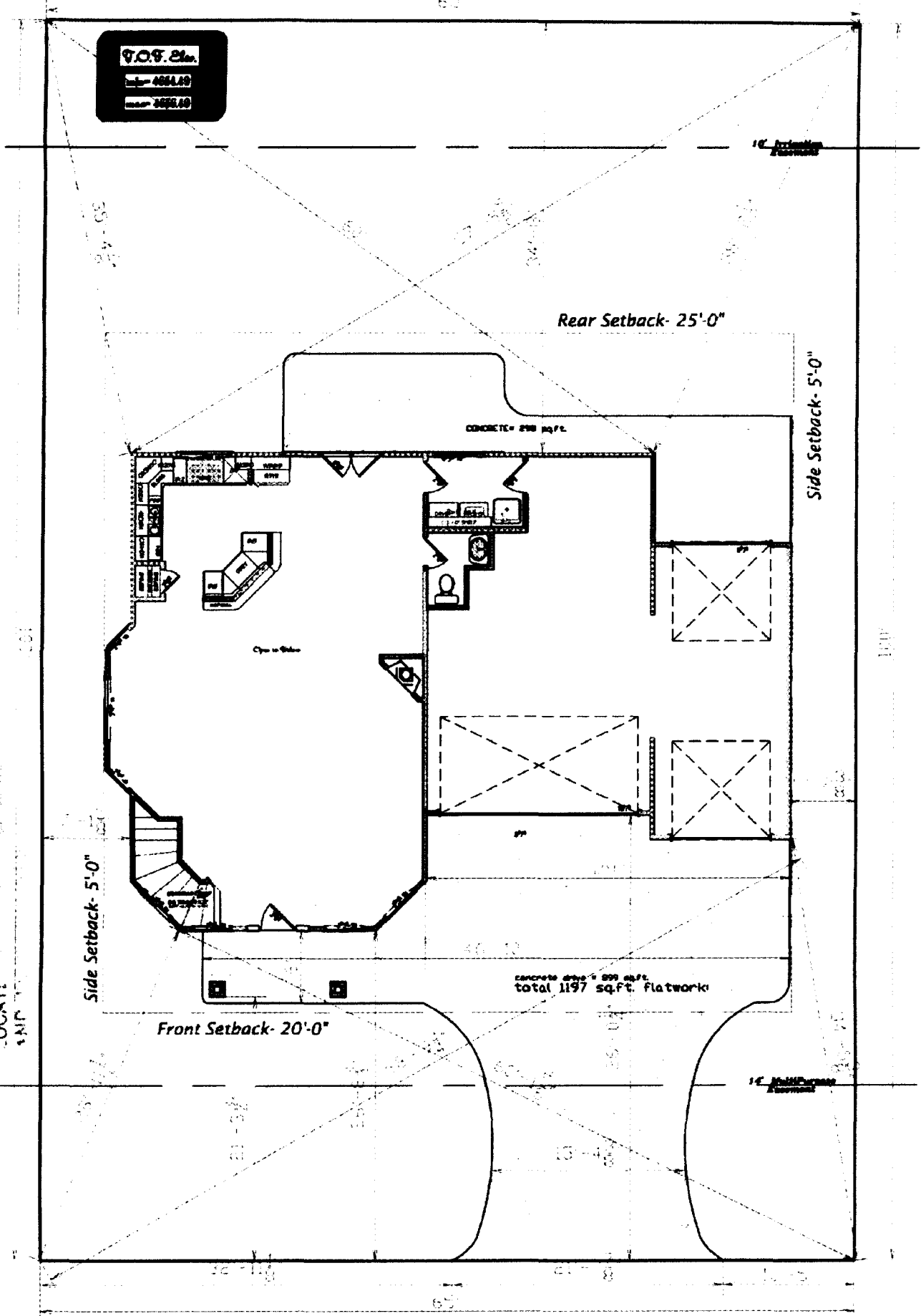
Applicant Signature Stephanie Gralle Date 8-31-07
 Department Approval Paul Date 9/21/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>9/21/07</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/21/07</u>		

9.05.21a
Date: 08/14/07
Sheet: 0001/01

PH Paul Phillips
ANY CHANGES TO SETBACKS MUST BE BY 9-21-07
PLANNING
PERL

LOCATE
SNIP



465 Bulla Dr.

Drive OK
Gayle Henderson