

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 3155 Maiah Ct
 Parcel No. 2943-151-10-004
 Subdivision Chaffield III
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 14
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1908
 Sq. Ft. of Lot / Parcel 6500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3397
 Height of Proposed Structure 9'-5"

OWNER INFORMATION:

Name Merle Reiners
 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 Bookcliff Builders, LLC
 Address 1383 Bridle Path Ct
 City / State / Zip Ferris 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>RWF-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>35'</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>NA</u> <u>3/6/07</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).

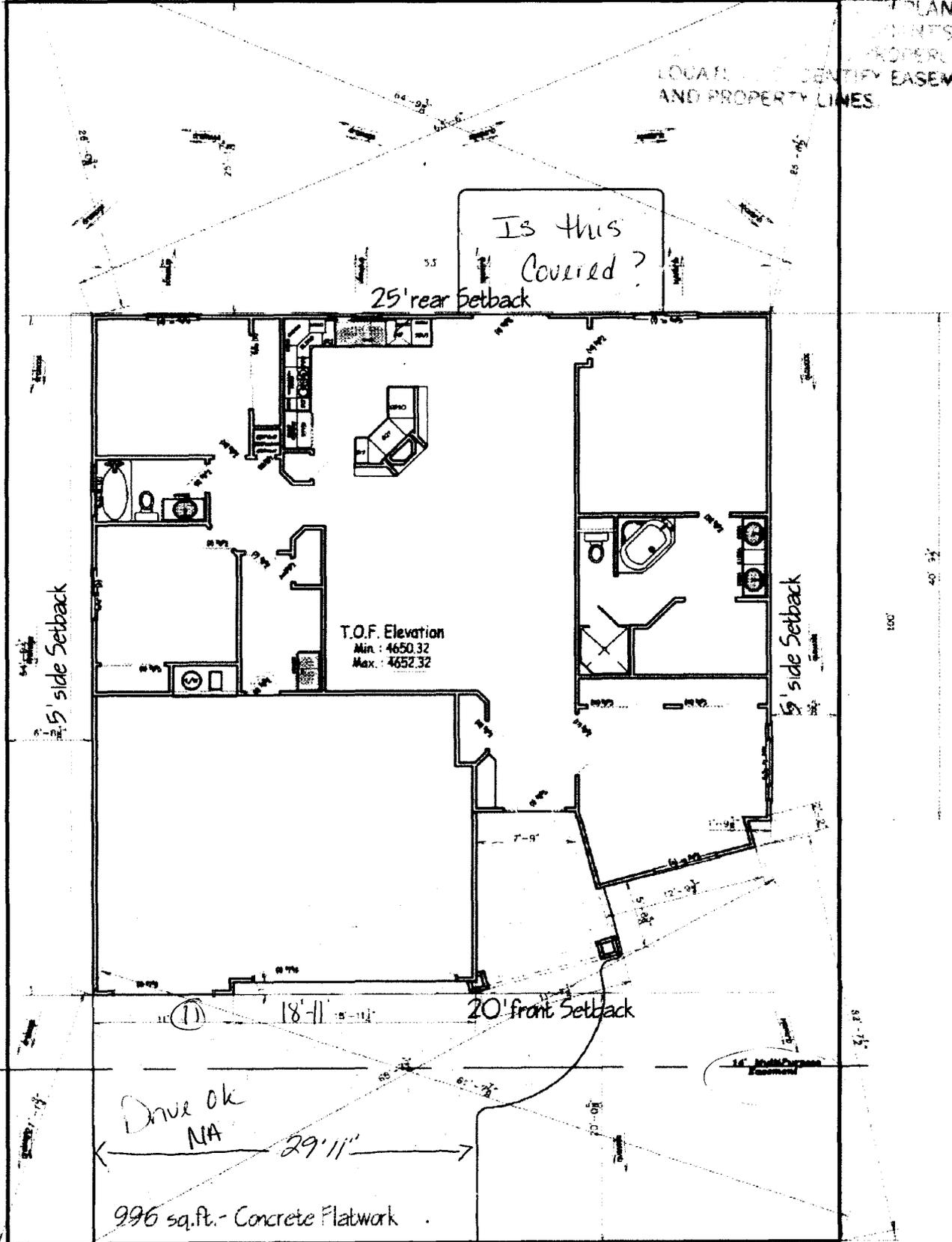
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Sheryl Helgen Date 3/9/07
 Department Approval NA Judith A. [Signature] Date 3/8/2007

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20018</u>
Utility Accounting <u>Kate Gebberry</u>	Date <u>3/8/07</u>	

ACCEPTED *NA* *Judith D. R...*
SETBACKS MUST BE

PLANNING
POINTS
PROPERLY
LOCATED AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



3155 Maiah Ct.