

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

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

BLDG PERMIT NO. _____

Building Address 381 Summer Glen Dr.
 Parcel No. 2943-192-50-004
 Subdivision Summer Glen
 Filing _____ Block 5 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs n/a Sq. Ft. Proposed 1375
 Sq. Ft. of Lot / Parcel 4875.2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1639
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darter LLC
 Address 786 Valley Ct
 City / State / Zip GS CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Grace Homes
 Address 786 Valley Ct
 City / State / Zip GS CO 81505
 Telephone 248-6500

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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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 RMF-8
 SETBACKS: Front 20' from property line (PL)
 Side 5' from PL Rear 10' from PL
 Maximum Height of Structure(s) 35'
 Voting District E Driveway _____
 Location Approval ll
 (Engineer's Initials)

Maximum coverage of lot by structures 70%
 Permanent Foundation Required: YES NO _____
 Parking Requirement 2
 Special Conditions _____

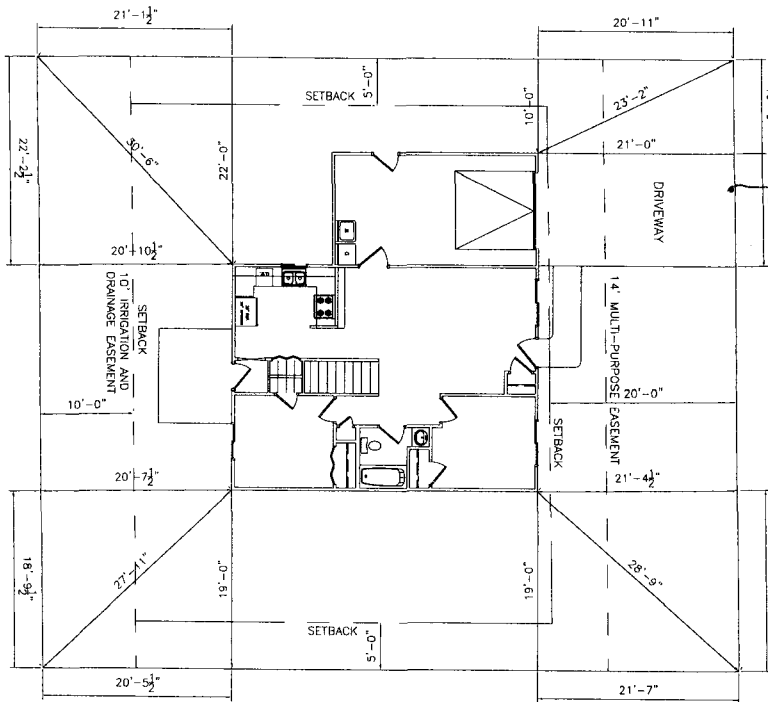
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Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy 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).

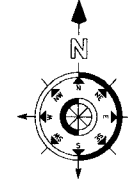
Applicant Signature [Signature] Date 5/3/06
 Department Approval [Signature] Date 6/14/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Pol 161SD</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/14/06</u>		



SUMMER GLEN DRIVE

drive on 5/5/09



NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMER GLEN
PLAN NAME	VICTORIA
FILE NUMBER	1
LOT NUMBER	4
BLOCK NUMBER	5
STREET ADDRESS	381 SUMMER GLEN DR.
COUNTY	MESA
GARAGE SQ. FT.	264
COVERED ENTRY SQ. FT.	N/A
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1375
LOT SIZE	4875.2 SQ. FT.
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

SCALE: 1" = 20'-0"

ACCEPTED BY *Patricia*
 ALL SETBACKS MUST BE
 VERIFIED BY THE CITY PLANNING
 DEPARTMENT. ALL QUANTITIES
 SHALL BE SUBJECT TO PROPERLY
 LOCAL AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.