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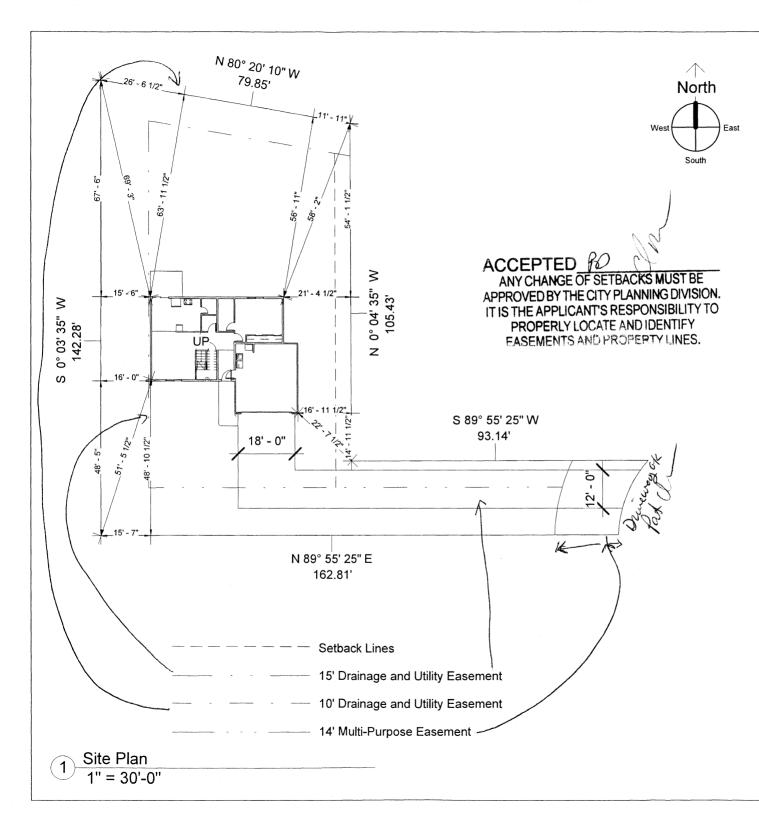
PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 417 Allison Way	No. of Existing Bldgs No. Proposed
Parcel No. 2943-164-21-009	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed Sq. Ft. Proposed
Subdivision <u>River</u> Run	Sq. Ft. of Lot / Parcel
Filing \sqrt{A} Block 1 Lot 9	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) 3256 Sq. F. (2 story) Height of Proposed Structure 22'
Name Darter LLC	DESCRIPTION OF WORK & INTENDED USE:
Address 786 Valley Ct	New Single Family Home (*check type below) Interior Remodel Addition Other (please specify):
City / State / Zip Grand June. Co 8/508	Other (piedse specify).
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Grace Homes	Site Built
Address 786 VAlley Ct	Other (please specify):
City/State/Zip Grand Jet Co 81805	NOTES: Engineer foundation required
Telephone 248-85//	
	xisting & proposed structure location(s), parking, setbacks to all n & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMP	LETED BY PLANNING STAFF
ZONE	Maximum coverage of lot by structures
SETBACKS: Front 20 from property line (PL)	Permanent Foundation Required: YES_XNO
Side 5 from PL Rear 10 from PL	Floodplain Certificate Required: YESNO
Maximum Height of Structure(s)35'	Parking Requirement 2
Drivoway	
Voting District Driveway Location Approval (Engineer's Initials)	Special Conditions
Voting District Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved,	in writing, by the Public Works & Planning Department. The intil a final inspection has been completed and a Certificate of
Voting District Location Approval Engineer's Initials: Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied a Occupancy has been issued, if applicable, by the Building Delinerby acknowledge that I have read this application and the	in writing, by the Public Works & Planning Department. The intil a final inspection has been completed and a Certificate of epartment. information is correct; I agree to comply with any and all codes, exproject. I understand that failure to comply shall result in legal
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Site & Plan Information

417 Allison Way

Subdivision	River Run
Plan Name	Capeline
Filing Number	1
Block Number	1
Lot Number	9
County	Mesa
Setbacks Used	Front 15/20
	Side 5
	Rear 25 10

Sqft Information

Living Sqft	1570
Garage Sqft	432
Lot Size	12,718 Sqft

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

- NOTICE:

 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. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
- 4. THIS PLAN HAS NOT BEEN ENGINEERED. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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.