

FEE \$	10
TCP \$	2,554
SIF \$	460

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

BLDG PERMIT NO. _____

PAID
 JUN 02 2009

Building Address 407 Morning Dove Ct No. of Existing Bldgs 0 No. Proposed RBI
 Parcel No. 2943-164-21-014 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1098
 Subdivision River Run Sq. Ft. of Lot / Parcel 6,703⁺ (.154 Acres)
 Filing N/A Block 1 Lot 14 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1576 sqft.
 Height of Proposed Structure 17 ft.

OWNER INFORMATION:

Name Darter LLC
 Address 786 Valley Ct
 City / State / Zip G.J. 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 G.J. CO 81505
 Telephone 970-248-8525

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

NOTES: Engineered foundation
required

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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District C Driveway Location Approval DR (Engineer's Initials) Special Conditions Engineered Foundation
Req'd

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 Heather Alford Date 5-11-09
 Planning Approval RR Gaylen Henden Date 6/2/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21417</u>
Utility Accounting <u>Owner</u>	Date <u>6/2/09</u>		

Site & Plan Information

407 Morning Dove Ct

Subdivision	River Run
Plan Name	1098
Filing Number	1
Block Number	1
Lot Number	14
County	Mesa
Setbacks Used	Front 25
	Side 5
	Rear 20

Sqft Information

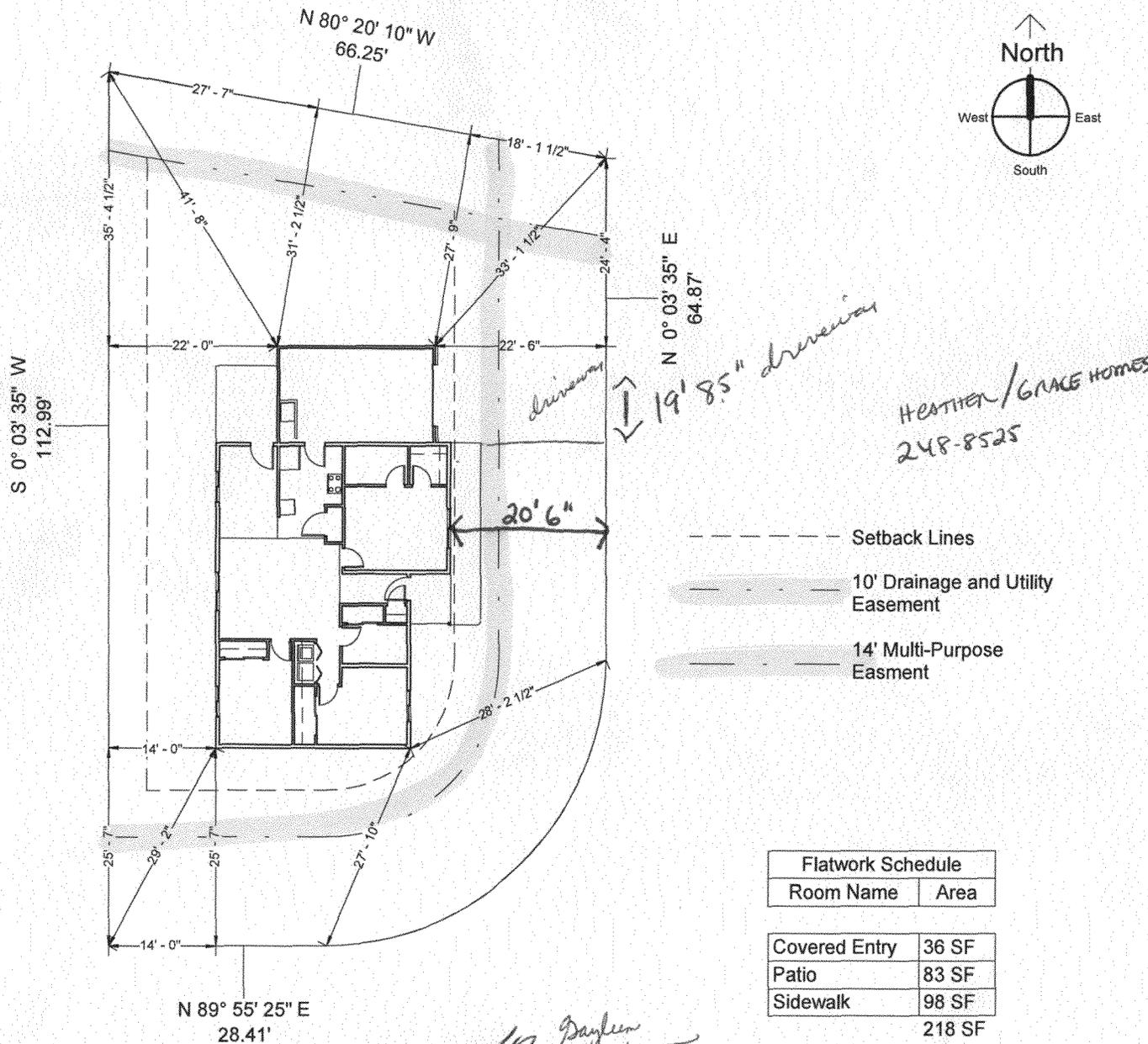
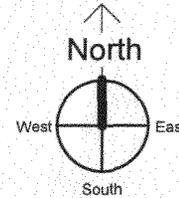
Living Sqft	1098
Garage Sqft	260
Lot Size	6,723 Sqft.

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

- NOTICE:**
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
 - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
 - THIS PLAN HAS NOT BEEN ENGINEERED. 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.



19' 8.5" driveway
HEATHER / GRACE HOMES
248-8525

- Setback Lines
- 10' Drainage and Utility Easement
- 14' Multi-Purpose Easement

Flatwork Schedule	
Room Name	Area

Covered Entry	36 SF
Patio	83 SF
Sidewalk	98 SF
	218 SF

ACCEPTED *Daylen Henderson*
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.

① Site Plan
1" = 20'-0"