

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 670 SERENITY CT No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945 041 37 011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2183  
 Subdivision BROOKWILLOW DR <sup>PHASE III</sup> Sq. Ft. of Lot / Parcel 5218  
 Filing III Block \_\_\_\_\_ Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2753 52%  
 Height of Proposed Structure 22 ft

**OWNER INFORMATION:**

Name DARTER  
 Address 786 Valley CT  
 City / State / Zip GRAND JCT, CO 8105

**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 GJ / CO / 81505  
 Telephone 970 248 8532

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

**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 <u>PD</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>14/20</u> <sup>Garage</sup> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5</u> from PL Rear <u>15</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>PAID</u>		
Voting District <u>B</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	Special Conditions <u>NOV 10 2009</u>	

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 \_\_\_\_\_ Date \_\_\_\_\_

Planning Approval [Signature] Date 10/14/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21554</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/10/09</u>		

# Site & Plan Information

## 670 Serenity Ct.

Subdivision	Brookwillow Ph. 3	
Plan Name	Sierra Brook	
Filing Number	3	
Block Number	0	
Lot Number	11	
County	Mesa	
GARAGE 20'	Front	15' 14"
	Side	5'
	Rear	28' 15"
Setbacks Used		

## Sqft Information

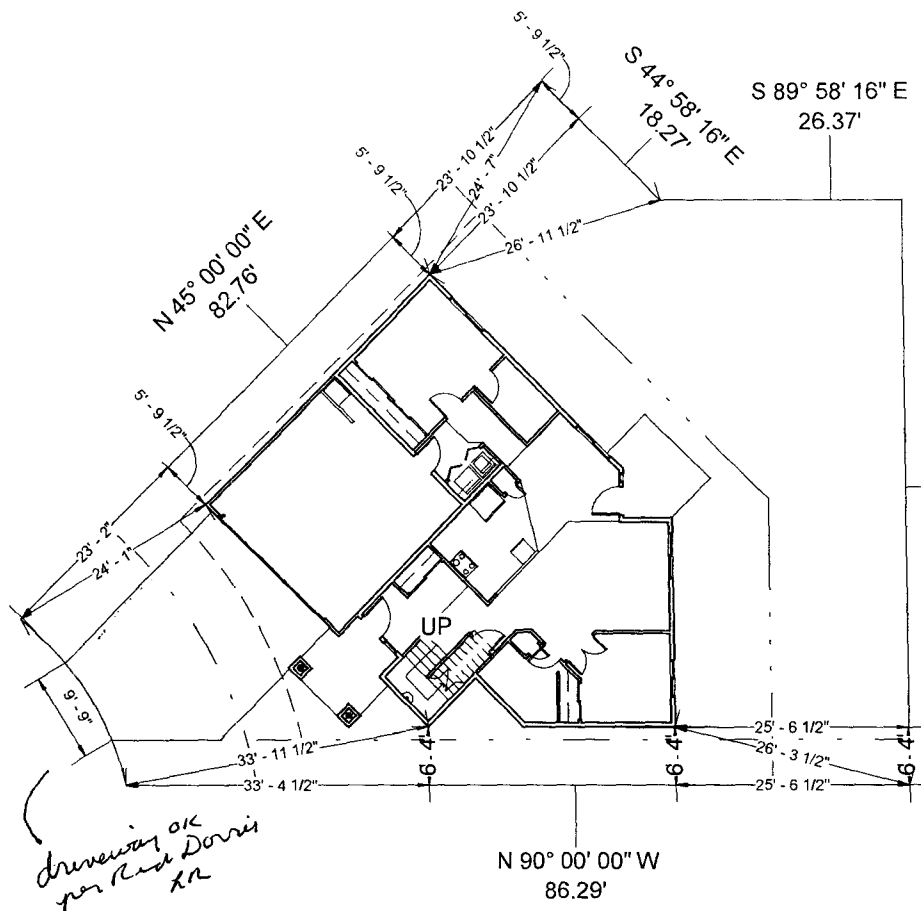
Living Sqft	1782
Garage Sqft	401
Lot Size	5,218 Sqft

**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.



**ACCEPTED**  
 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.  
*[Signature]* 10/19/09

Flatwork Schedule	
Room Name	Area

Covered Patio	79 SF
Driveway	413 SF
Patio	78 SF

570 SF

Accepted By: \_\_\_\_\_

Date: *[Signature]* 8/18/09

- Setback Lines
- - - - - 5' of a 10' Drainage Easement
- 14' Multi-Purpose Easement
- 15' Drainage Easement

1 Site Plan  
1" = 20'-0"