

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

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

BLDG PERMIT NO. _____

Building Address 6071 SERENITY CT
 Parcel No. 2945 041 37 005
 Subdivision BROOKWILLOW III
 Filing III Block _____ Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1622
 Sq. Ft. of Lot / Parcel 3463 3,484
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5357 (2679) 11%
 Height of Proposed Structure 22

OWNER INFORMATION:

Name DARTER
 Address 786 VALLEY CT
 City / State / Zip GJ CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name CRANE 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): _____

PAID

NOTES: NOV 06 2009
FB

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 PD Maximum coverage of lot by structures 70
 SETBACKS: Front 14 / 20' GARAGE from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 15 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement Z **PAID**
 Voting District B Driveway Location Approval Rub Davis Special Conditions _____
 (Engineer's Initials) RD **NOV 06 2009**
FB

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 LR Pat Denlop Date 10/14/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21549</u>
Utility Accounting <u>UBensley</u>	Date <u>11/6/09</u>

Site & Plan Information

671 & 672 Serenity

Subdivision	Brookwillow	
Plan Name	Colorado - Duplex	
Filing Number	3	
Block Number	0	
Lot Number	5	
County	Mesa	
GARAGE 20'	Front	15' 14"
	Side	5'
	Rear	25' 15"

Sqft Information

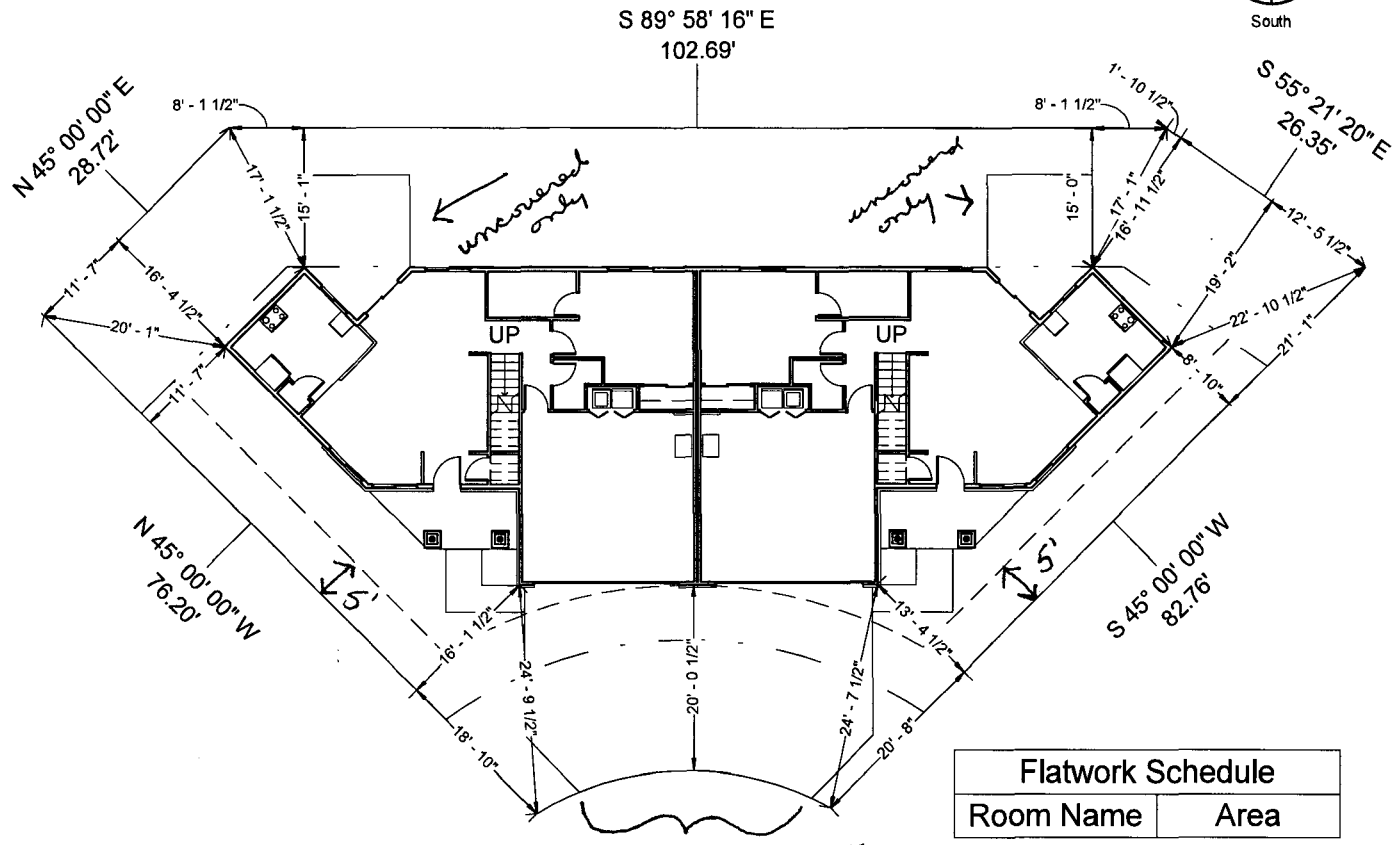
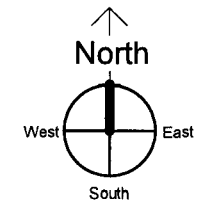
Living Sqft	1622
Garage Sqft	377
Lot Size	3,463 & 3,590

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.



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

Flatwork Schedule	
Room Name	Area

Driveway	787 SF
Patio	152 SF
Patio	152 SF
Porch	94 SF
Porch	94 SF
Sidewalk	41 SF
Sidewalk	41 SF
	1362 SF

1 Site Plan
1" = 20'-0"

ACCEPTED *[Signature]* 12/14/09
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION AS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

681 per *[Signature]*