

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

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

BLDG PERMIT NO. _____

Building Address 672 SERENITY CT
 Parcel No. 2945 041 37 008
 Subdivision BROOKWILLOW III
 Filing III Block _____ Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1622
 Sq. Ft. of Lot / Parcel 3590 3,572
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5359 (2679) 75%
 Height of Proposed Structure 22

OWNER INFORMATION:

Name DARTER
 Address 786 VALLEY CT
 City / State / Zip ETS 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 ETS CO 81505
 Telephone 970 248 8532

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

NOTES: _____

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 Garage</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>5</u> from PL Rear <u>15</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u> PAID		
Voting District <u>B</u>	Driveway <u>near Rick Downin</u>	NOV 06 2009	
Location Approval _____	(Engineer's Initials) _____	Special Conditions _____	

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 RR Pat Dunlop Date 10/14/09

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 21550

Utility Accounting Bensley Date 11/6/09

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

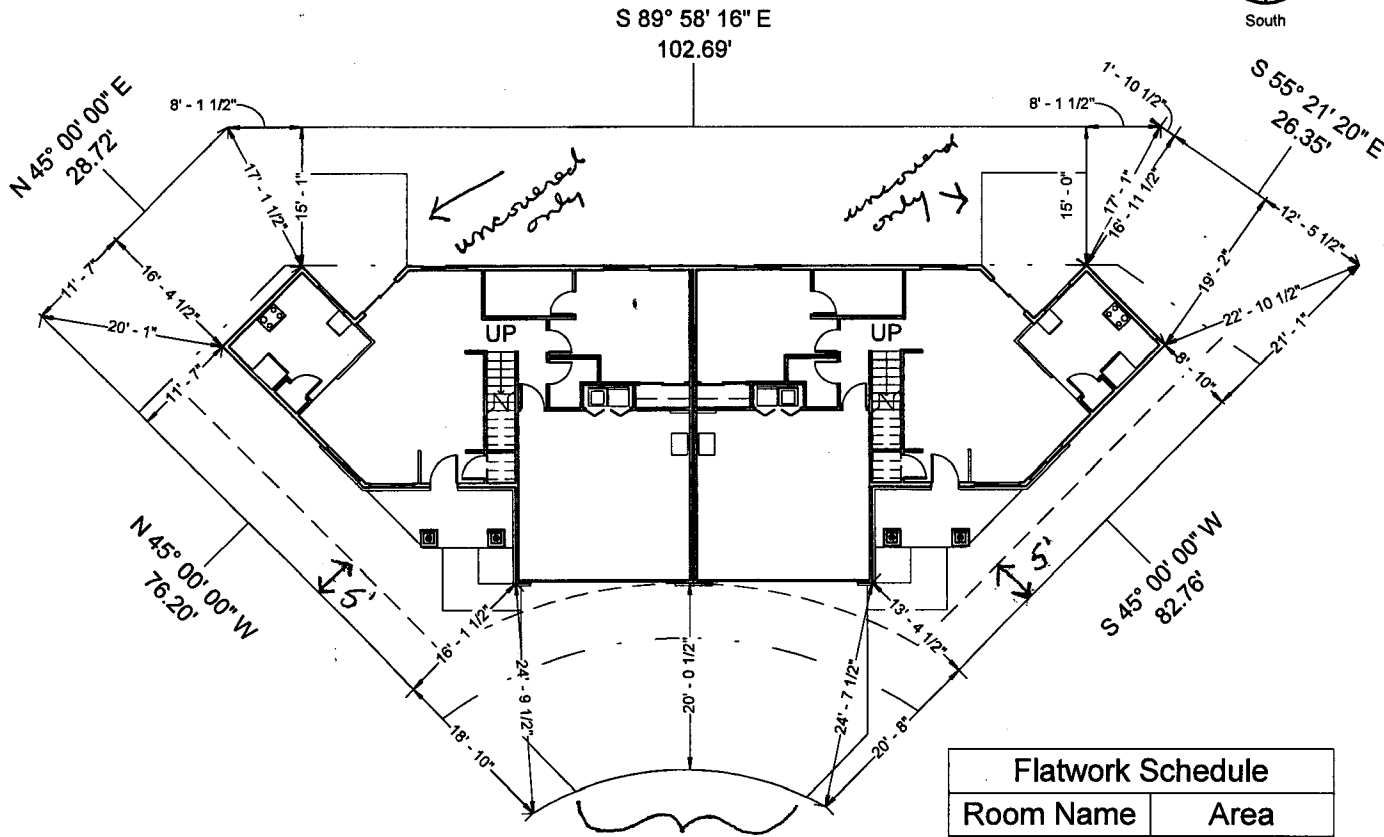
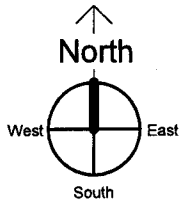
Living Sqft	1622
Garage Sqft	377
Lot Size	3,463 & 3,590

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.



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

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

driveway OK per Rich Davis JR

ACCEPTED *[Signature]* 10/19/08
 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"

681 per unit