

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 6064 1/2 SERENITY CT. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945 041 37 013 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1651
 Subdivision BROOKWILLOW VILLAGE III Sq. Ft. of Lot / Parcel 3,410 ft²
 Filing III Block X Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,795 ft²
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name DARTER, LLC
 Address 786 Valley CT
 City / State / Zip GRAND JCT, 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 GJ CO 81505
 Telephone 702-248-8532 CHRIS

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

OCT 14 2009

NOTES: TB

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 _____
 SETBACKS: Front 14 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 15 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) _____ Parking Requirement 2
 Voting District B Driveway Location Approval PD Special Conditions _____
 (Engineer's Initials)

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 [Signature] Date 8/7/09
 Planning Approval PD Lydia Reynolds Date 9/22/09

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21538

Utility Accounting [Signature] Date 10/14/09

Site & Plan Information

664 1/2 Serenity Ct.

Subdivision	Brookwillow
Plan Name	Bedrock
Filing Number	3
Block Number	0
Lot Number	13
County	Mesa
Setbacks Used	Front 20
	Side 5
	Rear 15

Sqft Information

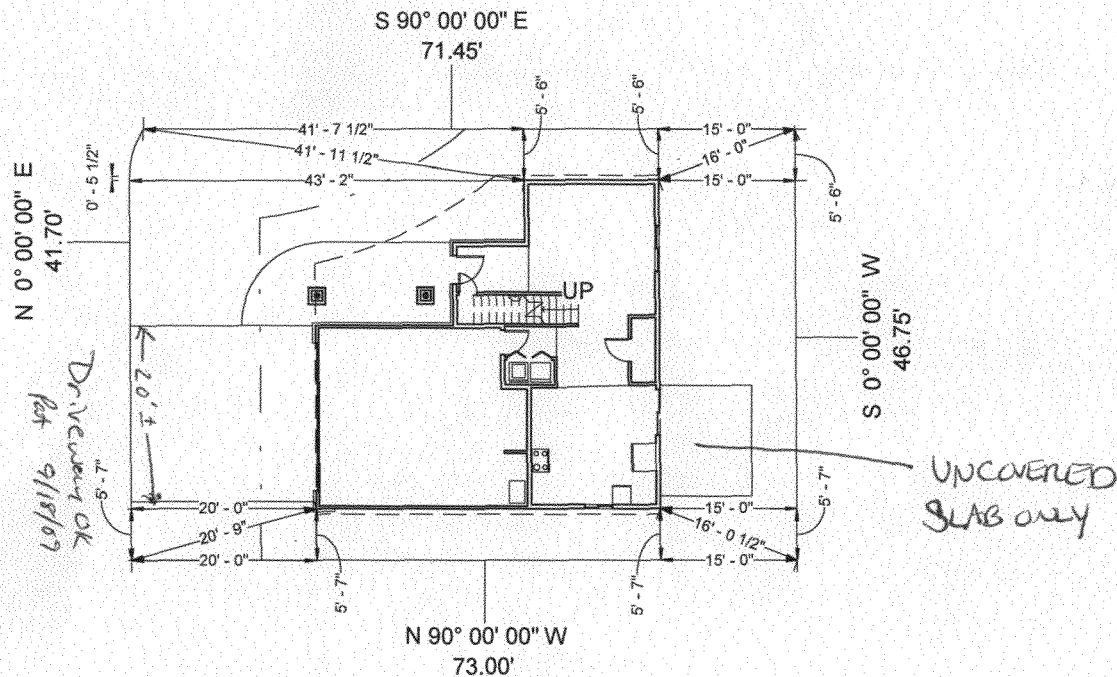
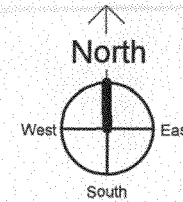
Living Sqft	1651
Garage Sqft	442
Lot Size	3,410 Sqft.

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.



----- Setback Lines
 - - - - - 14' Multi-Purpose Easement

ACCEPTED *PD [Signature]*
 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.

Flatwork Schedule	
Room Name	Area

Driveway	384 SF
Front Porch	195 SF
Patio	123 SF
	702 SF

① Site Plan
 1" = 20'-0"