

~~Deferred Fees~~

|                |
|----------------|
| FEE \$ 10.00   |
| TCP \$ 2554.00 |
| SIF \$ 460.00  |

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

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

**FEES DEFERRED** 1

Building Address 104 Allison Way  
 Parcel No. 2943-104-22-004  
 Subdivision River Run  
 Filing \_\_\_\_\_ Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 5465 sqft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2469 <sup>45%</sup>  
 Height of Proposed Structure 22'

### OWNER INFORMATION:

Name Grace Homes  
 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 Grace Homes  
 Address 786 Valley Ct.  
 City / State / Zip GJ, CO 81505  
 Telephone 523-5555

\*TYPE OF HOME PROPOSED:  
 Site Built <sup>PAID</sup>  
 Manufactured Home (HUD) <sup>100</sup>  
 Other (please specify): \_\_\_\_\_ <sup>2300</sup>

NOTES: 4 parking spaces req.  
(In garage ok)

**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) 40' Parking Requirement 4  
 Voting District C Driveway Location Approval DH (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 Shonda Kowalych Date 4-16-2010  
 Planning Approval DH Lydia Reynolds Date 4/21/10

|  |      |    |         |
|--|------|----|---------|
| Additional water and/or sewer tap fee(s) are required: | YES  | NO | W/O No. |
| Utility Accounting                                     | Date |    |         |

# Site & Plan Information

## 404 Allison Way

|               |           |    |
|---------------|-----------|----|
| Subdivision   | River Run |    |
| Plan Name     | Artemis   |    |
| Filing Number | 1         |    |
| Block Number  | 2         |    |
| Lot Number    | 4         |    |
| County        | Mesa      |    |
| Setbacks Used | Front     | 15 |
|               | Side      | 5  |
|               | Rear      | 25 |

### Sqft Information

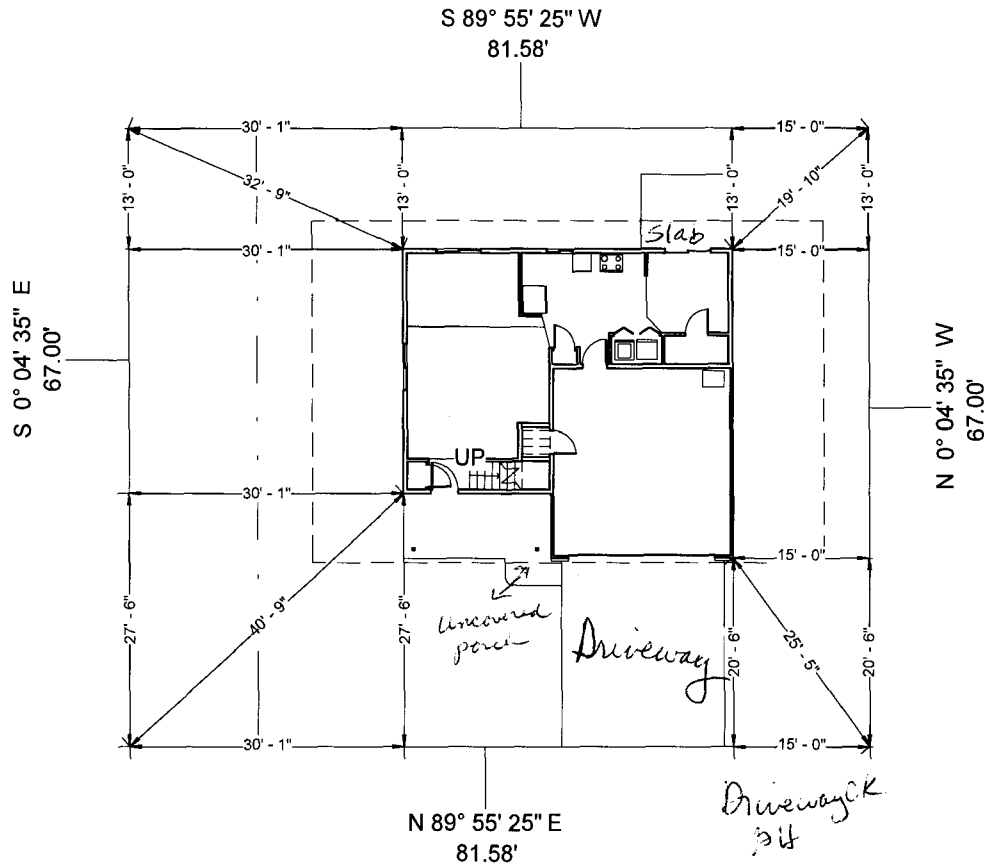
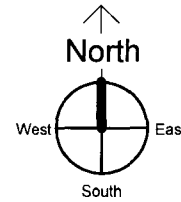
|             |             |
|-------------|-------------|
| Living Sqft | 1470        |
| Garage Sqft | 409         |
| Lot Size    | 5,465 Sqft. |

**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.



| Flatwork Schedule |      |
|-------------------|------|
| Room Name         | Area |

|          |        |
|----------|--------|
| Driveway | 369 SF |
| Patio    | 82 SF  |
| Porch    | 139 SF |
|          | 590 SF |

ACCEPTED *[Signature]*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY OF MESA DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY ALL SETBACKS AND EASEMENTS.

1 Site Plan  
1" = 20'-0"