



DENVER
THE MILE HIGH CITY

Community Planning and Development

Advisory 305

Building Permit Series

Site Plan

6.1.09

You will need detailed plans when adding an addition to your home or when building a new residential structure. One of those plans is the Site Plan. A site plan must have the following information:

- Address
- Scale
- North Arrow
- Property Lines
- Dimensions
- Location of all existing buildings [foot print] (shed, garage, carport, patio, gazebo, etc.
- Location of fences, retaining walls, exterior stairways and ramps, driveways, etc.
- Location of street(s), sidewalk(s) and alley(s)
- Midpoints of side property lines and their existing grade elevations
- Location of proposed structure(s)
- Front setbacks of adjacent properties (The distance from the front property line to the face of the enclosed living area, not the front edge of the porch)

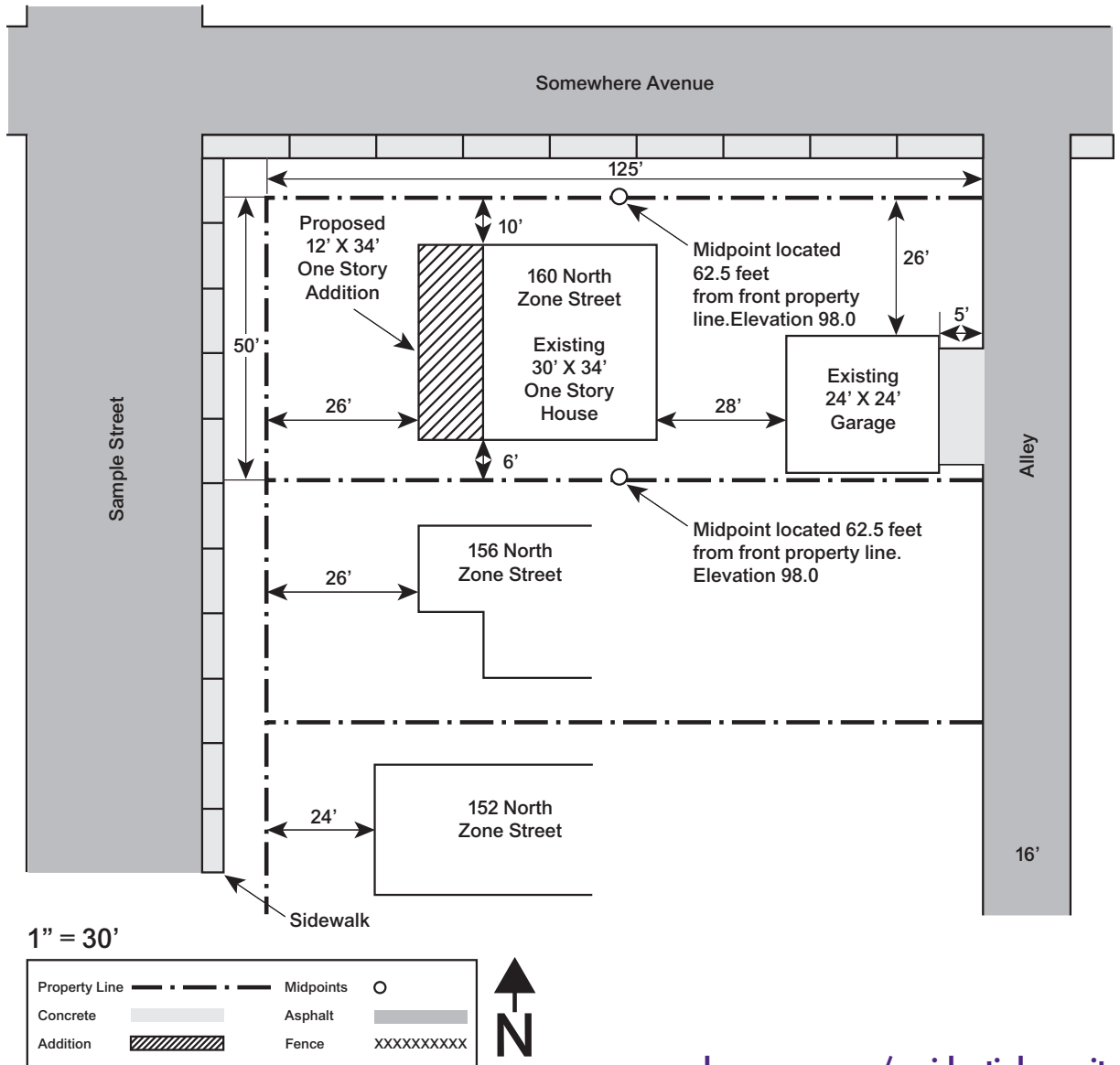
EXAMPLE #1 INTERIOR LOT

Standard
50' X 125' Lot
R-0, R-1 & R-2
Zone Districts

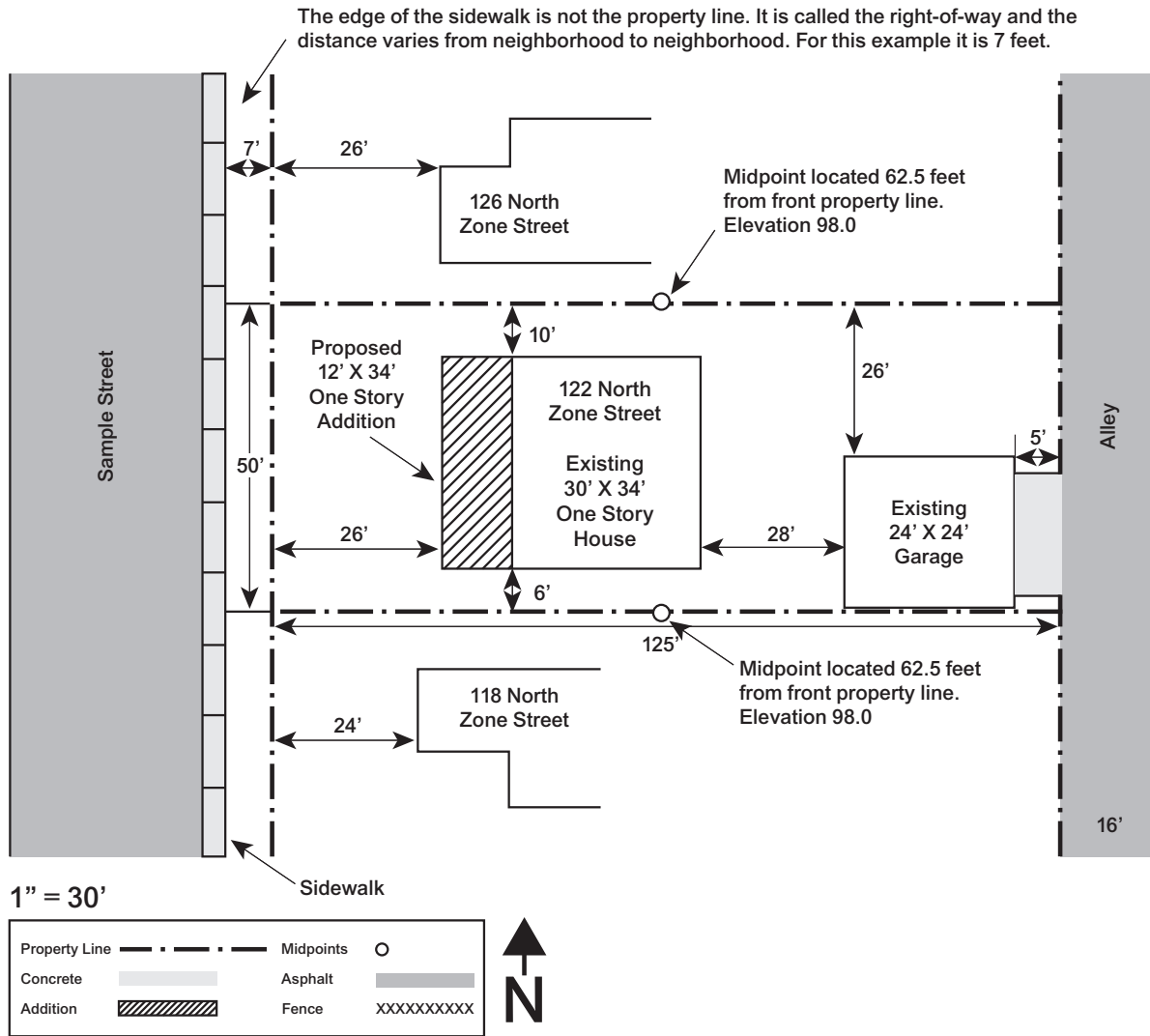
Note:

The midpoint elevation is based on the first floor being at 100.

In this example the North and South side midpoint elevations are two (2) feet below the first floor plate level.



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EXAMPLE #2
CORNER LOT
 Standard 50' X 125' Lot
 R-0, R-1 & R-2 Zone Districts

Note:
 The midpoint elevation is based on the first floor being at 100.

In this example the North and South side midpoint elevations are two (2) feet below the first floor plate level.

Note:
 The edge of the sidewalk is not the property line. It is called the right-of-way and it varies from neighborhood to neighborhood.