FEE\$ 10.00

PLANNING CLEARANCE

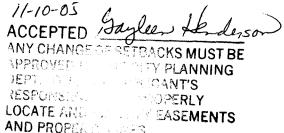
BLDG PERMIT NO.

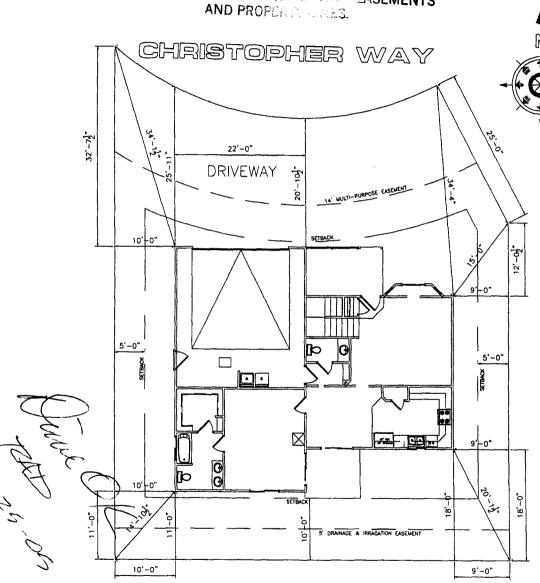
(8

Single Family Residential and Accessory Structure	es)
Community Development Department	

Building Address 1680 Christophr Way	No. of Existing Bldgs No. Proposed
Parcel No. 2945-243-42-008	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 1543
Subdivision Ringlen	Sq. Ft. of Lot / Parcel 4760
Filing Block Lot 8	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)
Name Gruce Hones	DESCRIPTION OF WORK & INTENDED USE:
Address 786 Valley Ct.	New Single Family Home (*check type below) Interior Remodel Addition
City / State / Zip	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Same as above	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address	Other (please specify):
City / State / Zip	NOTES:
Telephone	
	xisting & proposed structure location(s), parking, setbacks to all on & width & all easements & rights-of-way which abut the parcel.
	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RMF-8	Maximum coverage of lot by structures 70 %
ZONE <u>RMF-8</u> SETBACKS: Front <u>20'</u> from property line (PL)	
,	Permanent Foundation Required: YESNO
SETBACKS: Front 20' from property line (PL)	Permanent Foundation Required: YESNO Parking Requirement
SETBACKS: Front 20′ from property line (PL) Side 5′ from PL Rear 10′ from PL Maximum Height of Structure(s) 35′ Driveway	Permanent Foundation Required: YESNO
SETBACKS: Front 20′ from property line (PL) Side 5′ from PL Rear 10′ from PL Maximum Height of Structure(s) 35′ Voting District E'' Driveway Location Approval 1741 (Engineer's Initials)	Permanent Foundation Required: YESNO Parking Requirement Special Conditions Eng foundation regid
SETBACKS: Front 20′ from property line (PL) Side 5′ from PL Rear 10′ from PL Maximum Height of Structure(s) 35′ Voting District "E" Driveway Location Approval 1741 (Engineer's Initials) Modifications to this Planning Clearance must be approved,	Permanent Foundation Required: YESNO Parking Requirement Special Conditions
SETBACKS: Front 20′ from property line (PL) Side 5′ from PL Rear 10′ from PL Maximum Height of Structure(s) 35′ Voting District ″ L″ Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building Deline I hereby acknowledge that I have read this application and the	Parking Requirement
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SETBACKS: Front	Permanent Foundation Required: YESNO

(Pink: Building Department) (White: Planning) (Goldenrod: Utility Accounting) (Yellow: Customer)





NOTE::
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:

BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

MOTICE:
1. IT IS NOT PRESONDED TO CONTRIBUTION.
1. IT IS NOT PRESONDED TO CONTRIBUTION.
1. IT IS NOT PROPERTY ALL DETAILS IN THE PROPERTY ALL STREAM OR HOUSE OWNERS ACCEPTANCE OF THESE TERMS.
1. ALL DEMPERSIONS ARE TO EDGE OF FOUNDATION INLESS OTHER WISE NOTED.
1. THE PLAN HAS NOT BEEN CHORMERED BY AUTODRAFT. SEE SEPHANTE DRAWMOS BY OTHERS FOR EXCHANGERING DAY.

NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION		
SUBDIVISION NAME	RIVERGLEN	
FILING NUMBER	1	
LOT NUMBER	8	
BLOCK NUMBER	2	
STREET ADDRESS	1680 CHRISTOPHER WAY	
COUNTY	MESA	
GARAGE SQ. FT.	502 SF	
COVERED ENTRY SQ. FT.	100 SF	
COVERED PATIO SQ. FT.	N/A	
LIVING SQ. FT.	1543 SF	
LOT SIZE	4760 SF	
SETBACKS USED	FRONT 20'	
	SIDES 5'	
	REAR 10'	

SCALE: 1/16" = 11-0"