FEE \$ 10.00
TCP\$/500.00
SIF\$ 292.00

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE (&)

RIDG	PERMIT	NO	
DLDG	r Lruvii i	INO.	

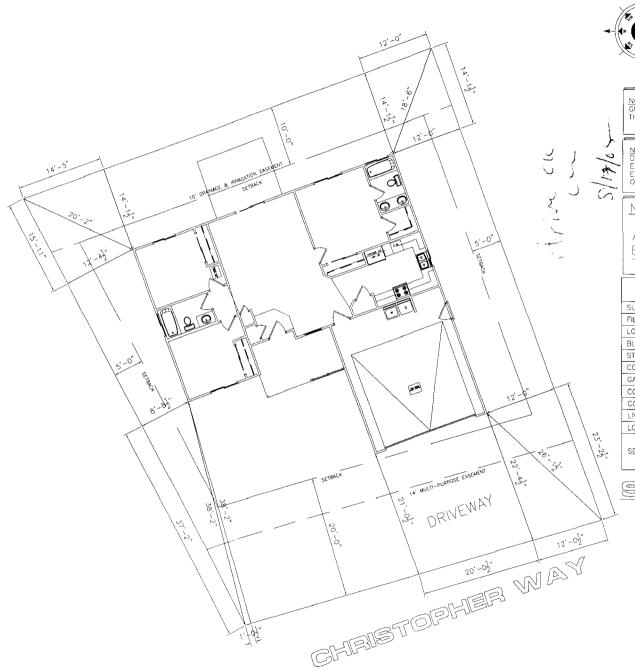
(Single Family Residential and Accessory Structures)

Community Development Department

110= 01	
,	No. of Existing Bldgs No. Proposed
	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed
Subdivision River Your	Sq. Ft. of Lot / Parcel 55// 5/=
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure
Name Mari Homes	DESCRIPTION OF WORK & INTENDED USE:
Address 786 Valley Ct.	New Single Family Home (*check type below) Interior Remodel Addition
City / State / Zip 9.0.0.8/505	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
// \\ Name	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address	Other (please specify):
City / State / Zip	NOTES:
Telephone	
	cisting & proposed structure location(s), parking, setbacks to all
property lines, ingress/egress to the property, driveway location	n & width & all easements & rights-of-way which abut the parcel.
	n & width & all easements & rights-of-way which abut the parcel. IUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COMM	MUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COMM	Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMM ZONE From property line (PL)	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMM ZONE PMF-8 SETBACKS: Front 20 from property line (PL) Side from PL Rear 10 from PL	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMM ZONE PMF-8 SETBACKS: Front 20 from property line (PL) Side from PL Rear 10 from PL Maximum Height of Structure(s) 35 Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved,	Maximum coverage of lot by structures 1000 Permanent Foundation Required: YES_X_NO Parking Requirement 2. Special Conditions Engage 2. In writing, by the Community Development Department. The notil a final inspection has been completed and a Certificate of
THIS SECTION TO BE COMPLETED BY COMMITTED BY	Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMM ZONE	Maximum coverage of lot by structures
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THIS SECTION TO BE COMPLETED BY COMM ZONE	Maximum coverage of lot by structures 1000 Permanent Foundation Required: YES_X_NO Parking Requirement 2 Special Conditions 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2

(Pink: Building Department)

(Goldenrod: Utility Accounting)



ACCEPTED MALL MAGES OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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

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

SUBDIVISION NAME	RIVERGLEN
FILING NUMBER	1
LOT NUMBER	5
BLOCK NUMBER	3
STREET ADDRESS	1695 CHRISTOPHER WAY
COUNTY	MESA
GARAGE SQ. FT.	450 SF
COVERED ENTRY SQ. FT.	115 SF
COVERED PATIO SQ. FT.	M/A
LIVING SQ. FT.	1139 SF
LOT SIZE	5511 SF
	FRONT 20'
SETBACKS USED	SIDES 5'
	REAR 10'

SCALE: 1/16" : 1'-0"